

**NEW DEVELOPMENT IN
COLLEGE STATION
August 2021**

[Midtown Reserve Phase 105 Block 4 \(FP2021-000023\):](#) 1101 Toledo Bend Drive; A Final Plat of 3 lots on approximately 0.33 acres.

[Midtown Reserve Phase 201 Block 23 \(FP2021-000022\):](#) 1200 Amistad Loop; A Final Plat of 1 lot on approximately 0.11 acre.

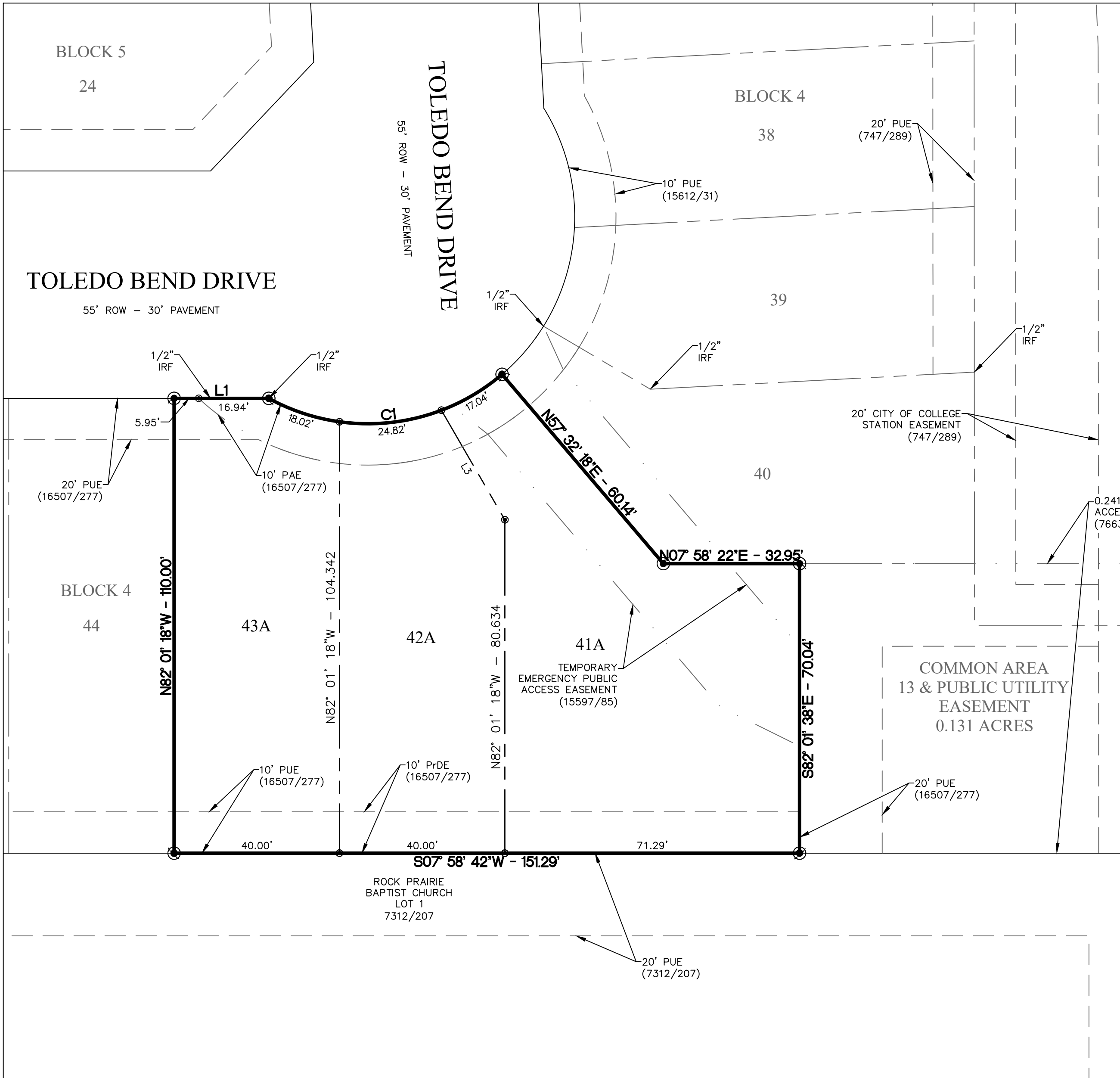
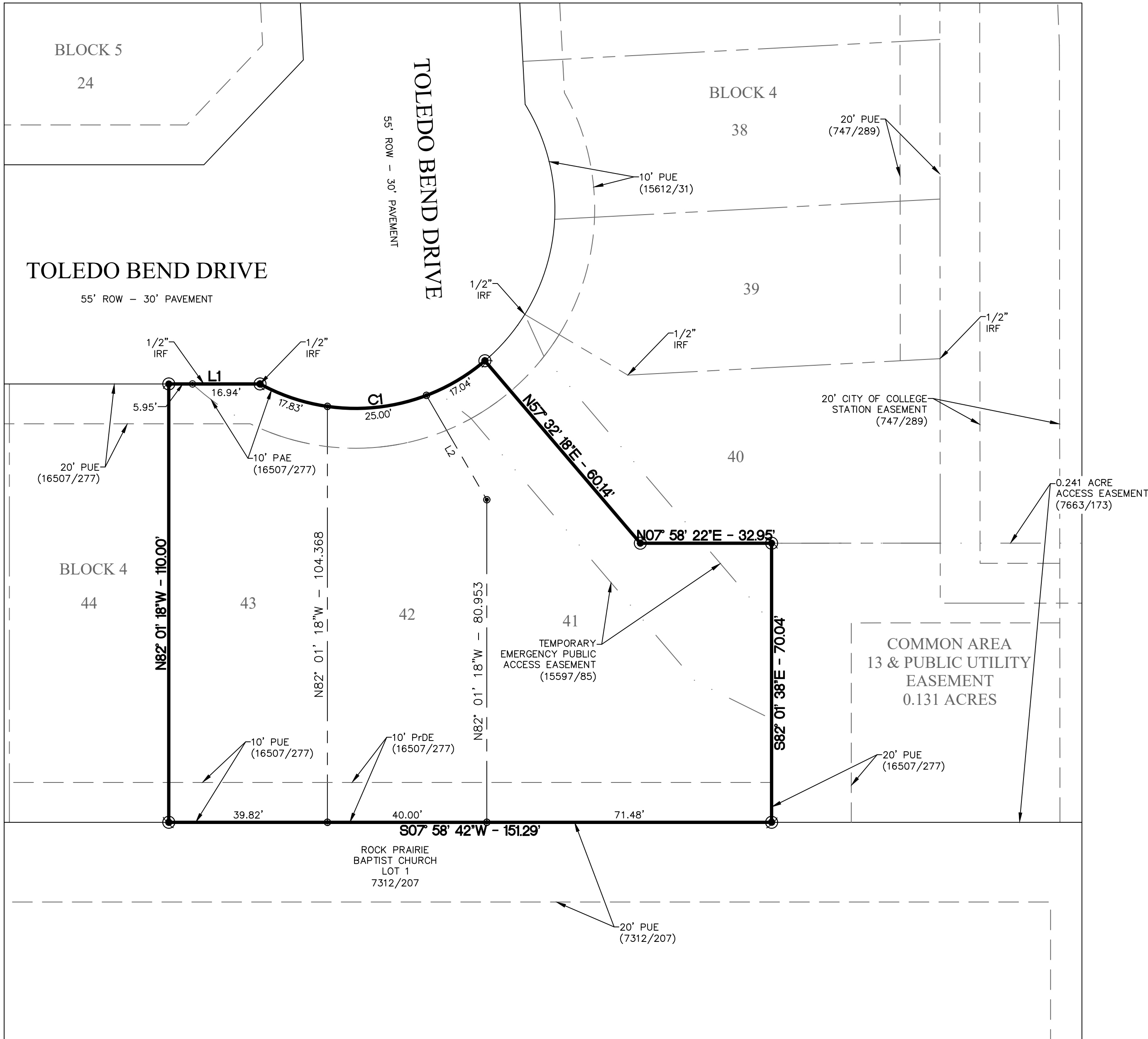
[Midtown Reserve & Midtown City Center \(PP2021-000005\):](#) A Preliminary Plan of 802 lots on approximately 265 acres.

[Southern Pointe Sections 103 & 119 \(FP2021-000025\):](#) 6288 Darlington Avenue; A Final Plat of 84 lots on approximately 15 acres.

[Gulf Coast Regional Blood Center \(PP2021-000006\):](#) 1015 Krenek Tap Road; A Preliminary Plan of 2 lots on approximately 18 acres.

[Mission Ranch Phase 403 \(FP2021-000026\):](#) 3713 Colorado Canyon Court; A Final Plat of 32 lots on approximately 10 acres.

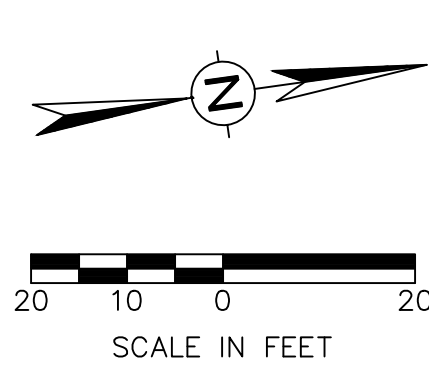
[Midtown City Center Subdivision Phase 301 \(FPMU2021-000002\):](#) 946 Town Lake Drive; A Final Plat of 3 lots on approximately 5 acres.



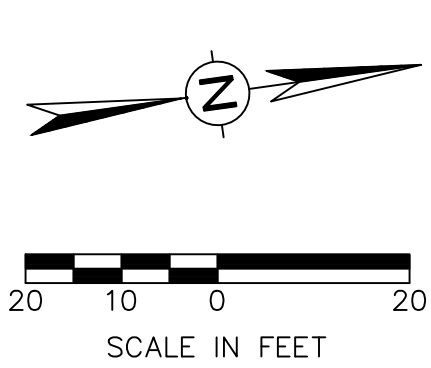
LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	EXISTING PRIVATE DRAINAGE EASEMENT (P.D.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	PROPERTY CORNER

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	60.32'	50.00'	069°07'24"	34.44'	56.73'	N02°06'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.89'	N7° 58' 42"E
L2	30.25'	N67° 54' 44"E
L3	30.61'	N67° 54' 44"E



ORIGINAL PLAT
VOLUME 16507, PAGE 277



AMENDING PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, College Station Downtown Residential, LLC, owner and developer of the land shown on this plat, and designated herein as the Midtown Reserve Subdivision, Phase 105, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillips III, Manager
College Station Downtown Residential, LLC

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace Phillips III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

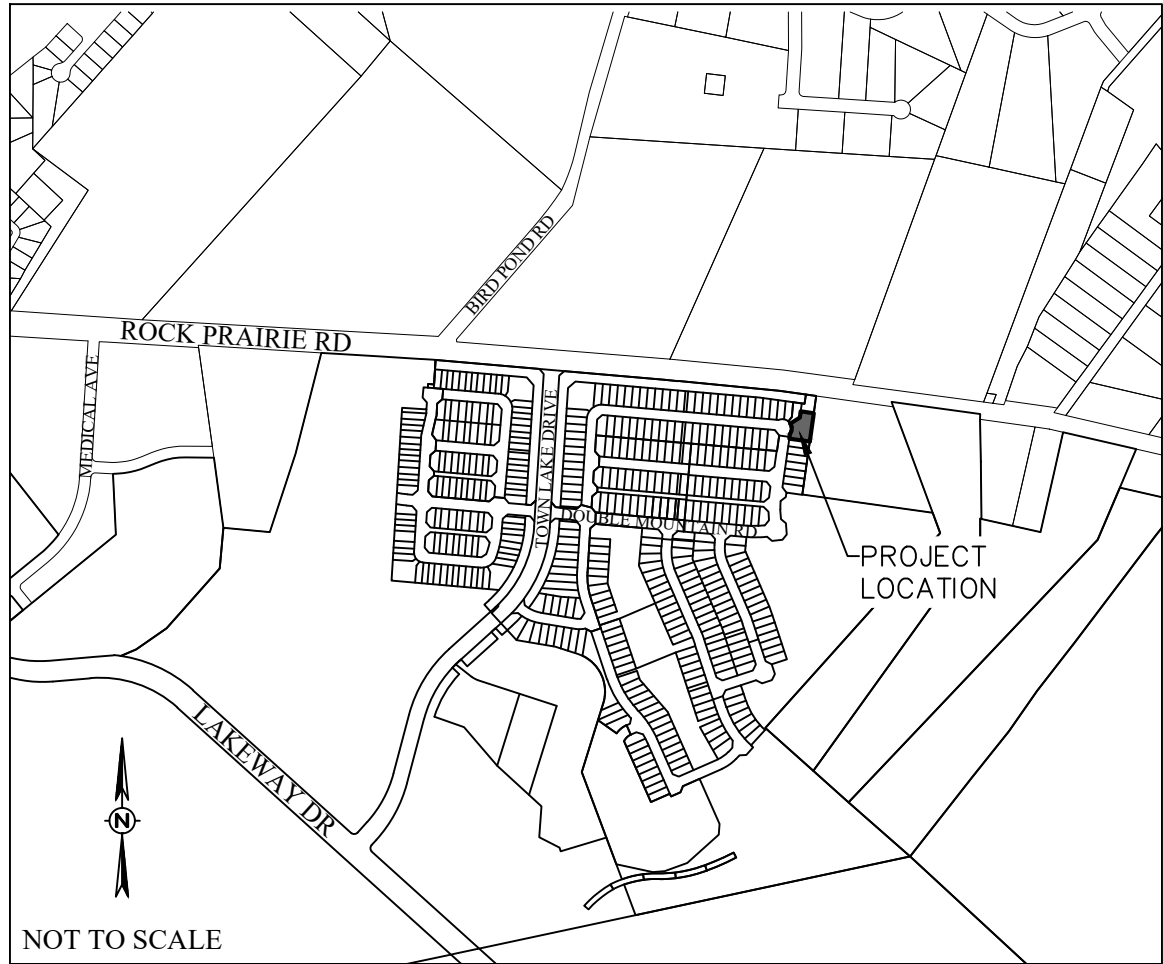
Chairman
City of College Station, Texas

City Engineer
City of College Station, Texas

NOTES:

- BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD).
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT IS GENERAL SUBURBAN.
- EACH LOT WILL PROVIDE A MINIMUM OF 1 TREE IN THE FRONT YARD PER THE PDD ZONING.
- ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE B/CS UNIFIED DESIGN GUIDELINES
- THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOA, HOMEOWNERS ASSOCIATION. FENCES, GRADING, LANDSCAPING AND STRUCTURES REQUIRING A BUILDING PERMIT CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER/HOMEOWNER TO INSTALL AND MAINTAIN MESH WIRING. THE HOA WILL HAVE THE RIGHT TO ACCESS THE PRIVATE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE AND CLEANING.
- COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
- DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DOUBLE MOUNTAIN ROAD, ROCK PRAIRIE ROAD OR TOWN LAKE DRIVE.
- ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
- A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION AND SEWER LINES WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
- PARKLAND WILL BE MAINTAINED BY THE ROCK PRAIRIE MANAGEMENT DISTRICT NO. 2.
- THE FENCES ALONG THE LOT LINES ADJACENT TO THE PARKLAND SHALL BE OPEN STYLE EXCEPT FOR THE LOWER 30" OF THE FENCE TO ALLOW VISIBILITY BETWEEN THE PARK AND ADJACENT LOTS.

VICINITY MAP



FINAL PLAT
MIDTOWN RESERVE
SUBDIVISION
PHASE 105
BLOCK 4, LOT 41A-43A
0.3325 ACRES
BEING AN AMENDING
PLAT OF
MIDTOWN RESERVE
SUBDIVISION
PHASE 105
BLOCK 4, LOT 41-43
VOL. 16507, PG. 277
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

College Station Downtown
Residential LLC
1645 Greens Prairie Rd., Unit 204
College Station, TX 77845
(979) 690-7250

SCALE 1" = 50'
JANUARY 2020

SURVEYOR:

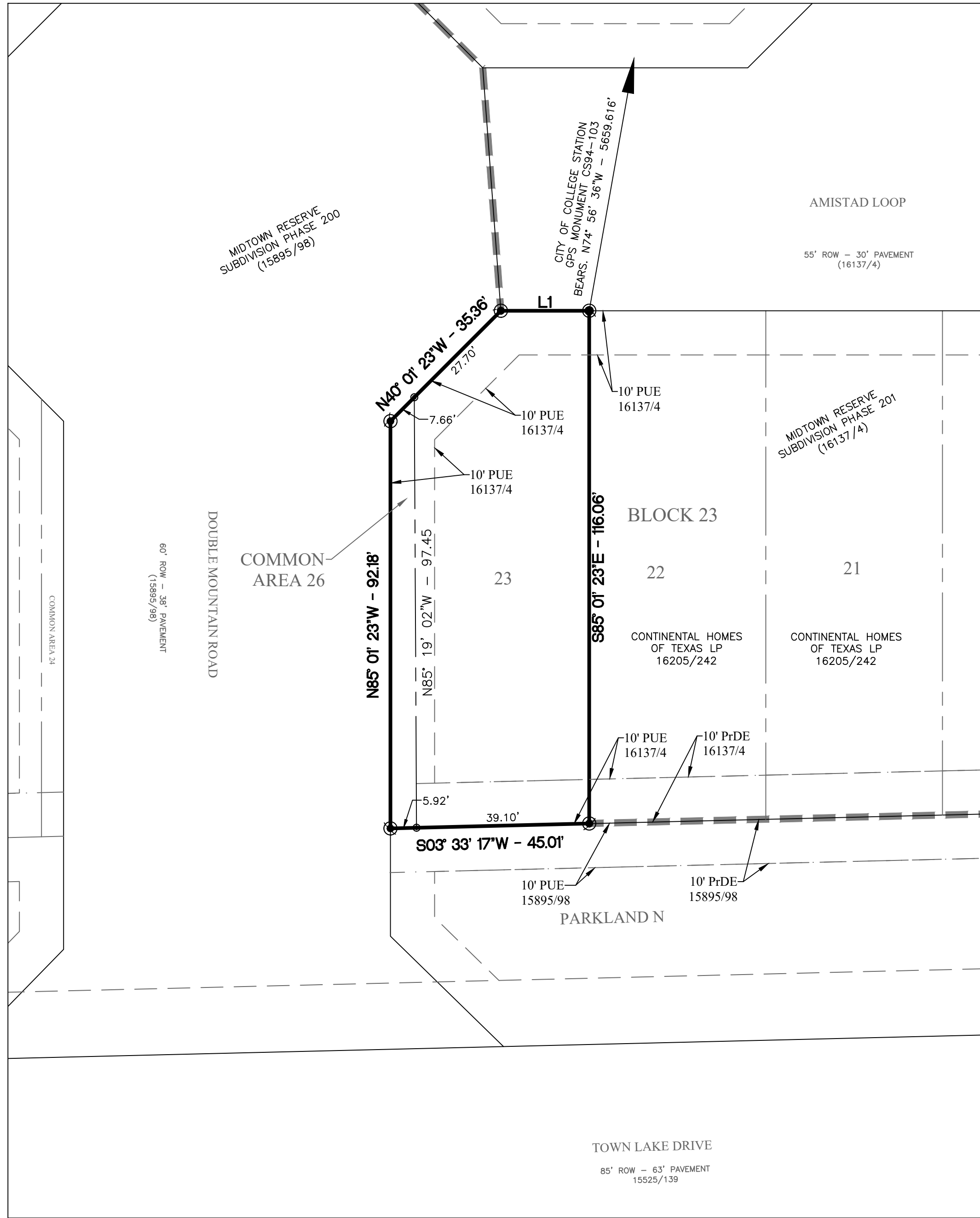
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

SCHULTZ

TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900



ORIGINAL PLAT
VOLUME 16137, PAGE 4

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Continental Homes of Texas LP, owner and developer of the land shown on this plat, and designated herein as the Midtown Reserve Subdivision, Phase 201, Lot 23A, Block 23, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Philip Barcos, Assistant Secretary
Continental Homes of Texas LP

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Philip Barcos, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

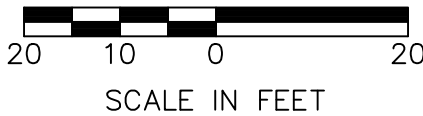
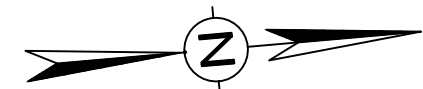
Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, College Station Downtown Residential, LLC, owner and developer of the land shown on this plat, and designated herein as the Midtown Reserve Subdivision, Phase 201, Common Area 26A, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Wallace Phillip III, Manager
College Station Downtown Residential, LLC

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Wallace Phillips III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N4° 58' 37"E

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____.

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF CITY PLANNER

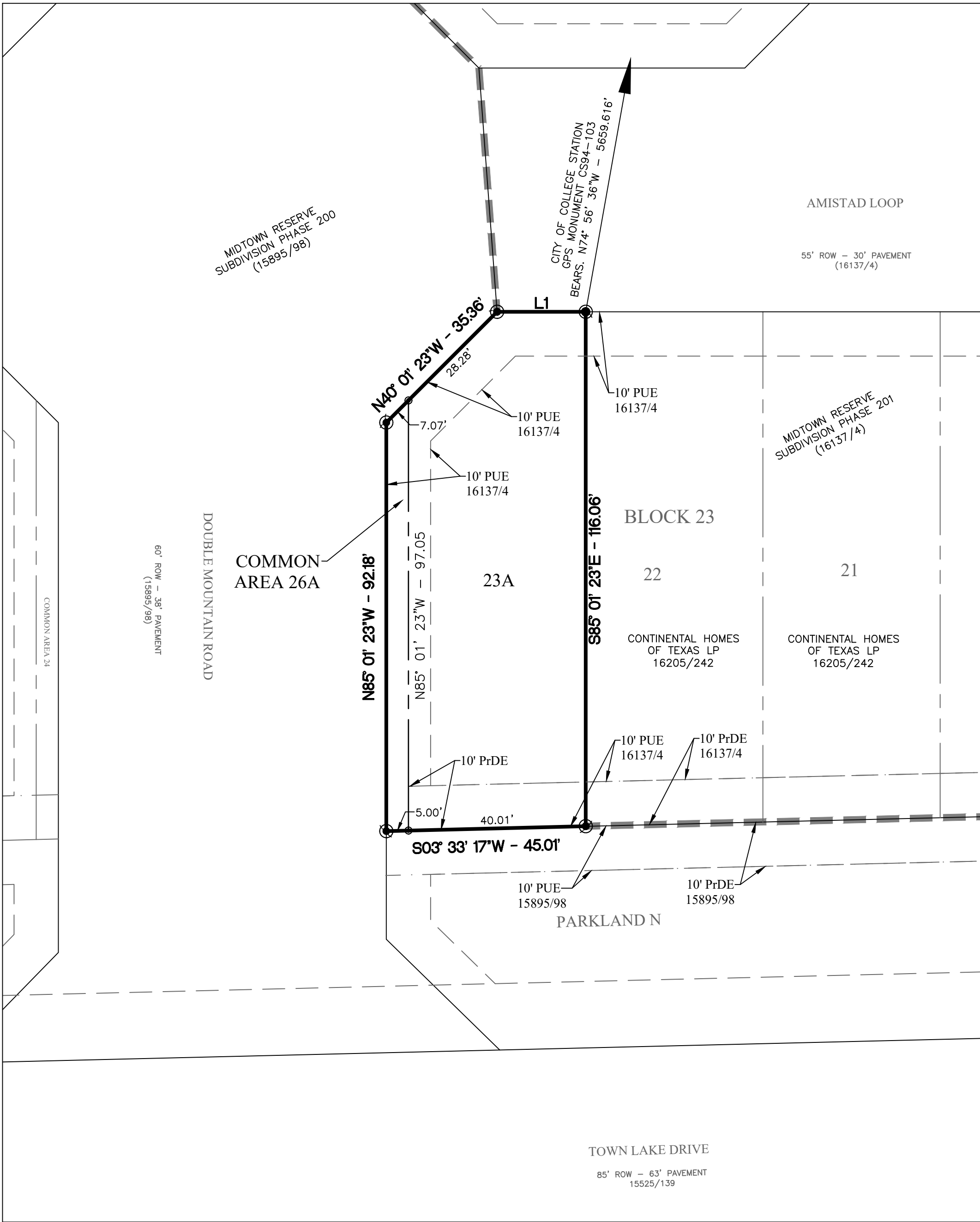
I, _____, City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
City of College Station, Texas

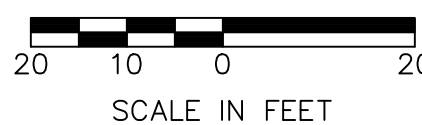
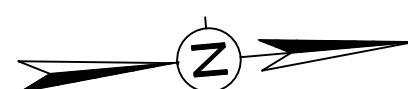
CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

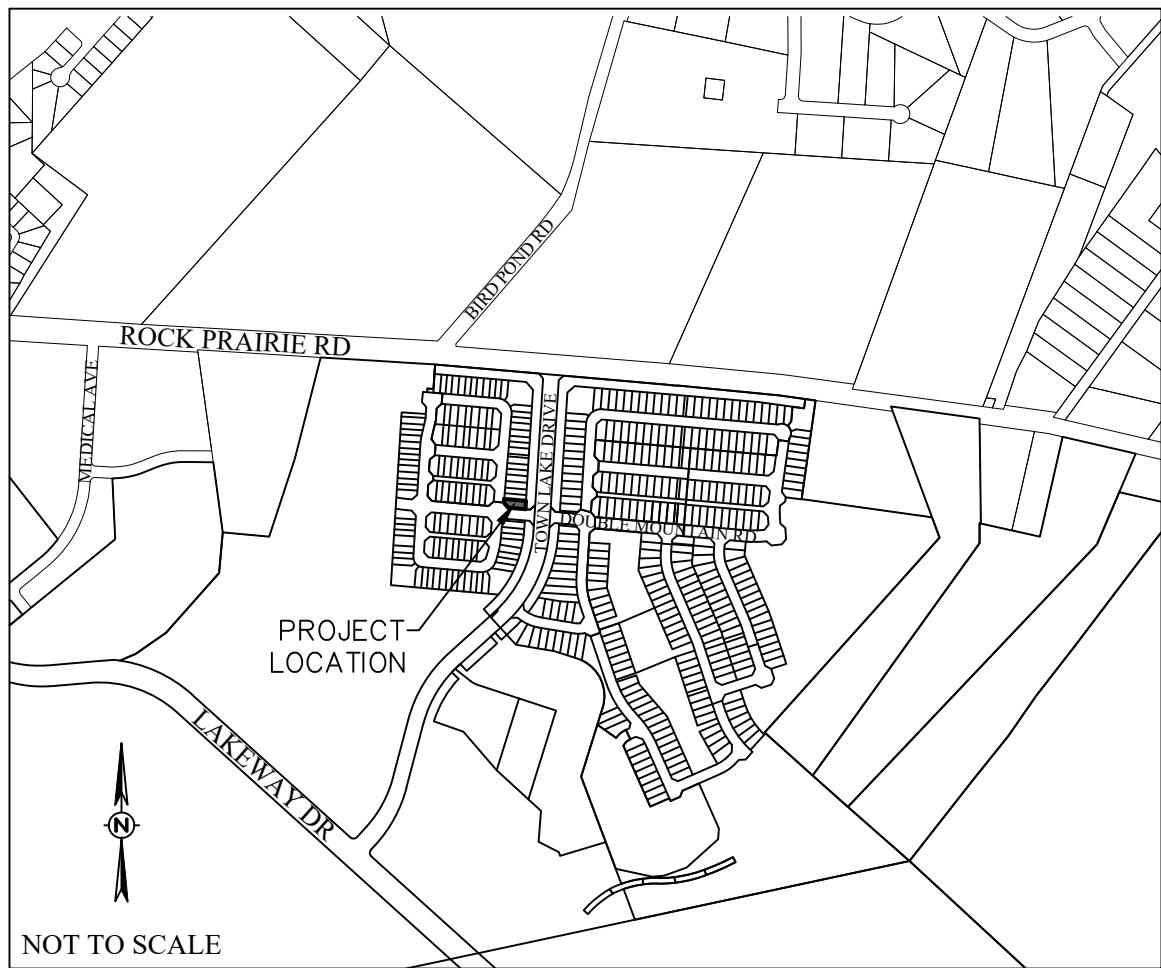
City Engineer



AMENDING PLAT



VICINITY MAP



NOTES:

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- THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
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LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT OF WAY
	LOT LINE
	PROPOSED PRIVATE DRAINAGE EASEMENT (P.r.D.E)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E)
	EXISTING PRIVATE DRAINAGE EASEMENT (P.r.D.E)
	PROPERTY CORNER

FINAL PLAT
MIDTOWN RESERVE
SUBDIVISION
PHASE 201
BLOCK 23, LOT 23A
COMMON AREA 26A
0.1133 ACRES
BEING AN
AMENDING PLAT OF
MIDTOWN RESERVE
SUBDIVISION
PHASE 201
BLOCK 23, LOT 23
COMMON AREA 26
VOL. 16137, PG. 4

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

College Station Downtown
Residential, LLC
4490 Castlegate Drive
College Station, TX 77845
(979) 690-7250

Continental Homes of Texas LP
3515 SW H.K. Dodgen Loop
Temple, TX 76702

SCALE 1" = 20'
JUNE 2021

SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195

ENGINEER:

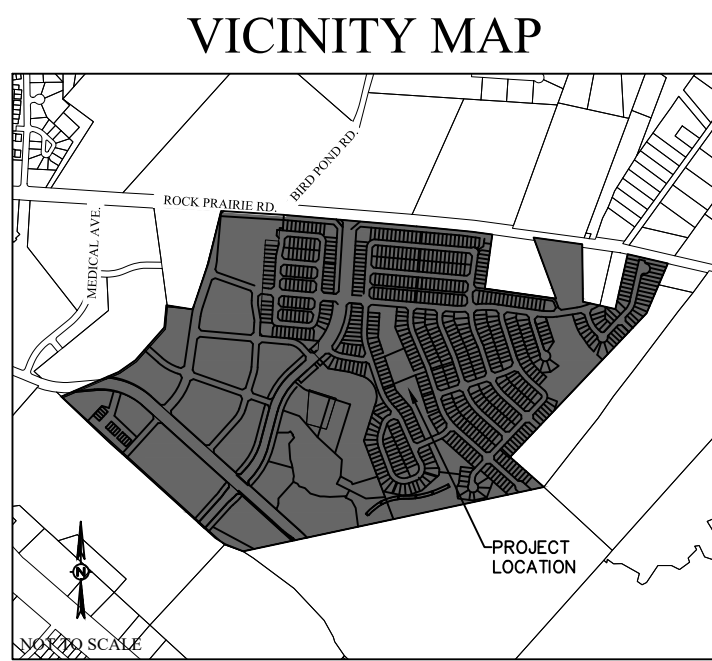
TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900

1. THE NEIGHBORING PROPERTY PREVIOUSLY OWNED BY CARTWHEEL PRAIRIE LLC WAS ADDED TO THE SCOPE OF THE PRELIMINARY PLAN.
2. THE BOUNDARIES OF PHASES 109 & 110 WERE CHANGED. PHASES 111-116 WERE ADDED.
3. A PORTION OF PHASE 405 WAS MOVED INTO PHASE 404. BLOCK 30 AND PARKLAND P WERE MOVED FROM PHASE 404 TO PHASE 403. PHASE 404 WAS SPLIT INTO PHASE 404A AND 404B. PARKLAND Z WAS ADDED TO PHASE 404A.
4. THE ALIGNMENT OF MURR LANE WAS CHANGED. ALLEYS WERE ADDED TO PHASE 404A AND 404B.



Phase #	Neighborhood Parkland Dedication (acres)	Community Parkland Dedication (acres)
100	2.182	0.545
102	0.456	2.186
103	0.000	0.113
104	0.000	0.000
105	0.000	0.000
106	1.523	0.000
107	2.338	0.000
108	0.000	0.000
109	0.000	0.000
110	0.000	0.000
111	0.000	0.000
112	0.000	0.000
113	0.000	0.000
114	0.000	0.000
115	1.783	4.756
116	0.000	0.000
200	0.661	2.010
201	0.364	0.000
301	0.000	0.610
302	0.000	0.910
303	0.000	0.000
304	0.000	6.736
305	0.000	2.052
401	0.000	0.840
402	0.000	0.000
403	0.000	0.611
404A	0.127	0.021
404B	0.000	0.000
405	0.000	0.000
406	0.000	0.692
501	0.000	0.000
601	0.000	0.000
602	0.000	1.083
701	0.000	0.763
Total	9.434	23.928

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.89'	S84° 23' 35"E
L2	1.51'	N0° 40' 34"W
L3	195.36'	S82° 03' 38"E
L4	169.22'	S77° 24' 39"E
L5	152.75'	S77° 16' 36"E
L6	189.31'	N68° 42' 56"W
L7	108.66'	N56° 54' 36"W
L8	163.14'	N48° 14' 35"W
L9	129.80'	N47° 03' 10"W
L10	196.90'	N55° 06' 22"E
L11	216.35'	N5° 17' 42"E
L12	256.72'	S81° 11' 52"E




REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 8.765 ACRES - 50 LOTS (0.418 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 3.063 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 2.593 ACRES - 19 LOTS (0.046 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.051 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.135 ACRES - 48 LOTS (0.043 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.986 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.558 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE 109: 18.660 ACRES - 78 LOTS (0.651 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 78 LOTS

PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.717 ACRES - 2 LOTS	PHASE 501: 9.604 ACRES - 2 LOTS
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404: 1.962 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404B: 2.047 ACRES - 24 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.225 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT		

THOMAS CARUTHERS LEAGUE, A-9

OWNER/DEVELOPER:	OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:	SCALE: AS SHOWN
Johnson Responder	Midtown City Center			JUNE 2021
College Station Downtown	Subdivision: College Station	Brad Kerr, R.P.L.S. No. 4502		
Residential, LLC	Town Center, Inc.	Kerr Surveying, LLC		
45 Greens Prairie Road West, Ste. 204	4121 H 1/2 S 6 South, Suite 200	409 N. Texas Ave.	TSPE NO. 12327	
College Station, TX 77845	College Station, TX 77845	College Station, TX 77803	911 SOUTHWEST HWY. E	
(979) 660-7250	(979) 885-6100	(979) 288-3195	College Station, Texas 77840	
			(979) 764-3900	SHEET 1 OF 1

PRELIMINARY PLAN
NOT FOR RECORD

20-20-844 Midtown Reserve Expansion - Documents/Preliminary Plan/Midtown PP.dwg, SHEET 01

NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
2. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY DATA.
3. A PORTION OF THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 4804100310F, EFFECTIVE DATE: APRIL 2, 2014.
4. ZONING FOR THIS TRACT IS PDD.
5. ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING, THE BASE ZONING DISTRICT FOR TOWN CENTER RESIDENTIAL (PHASES 100-116, 200, 201, 408 AND 409) IS GENERAL SUBURBAN AND FOR TOWN CENTER COMMERCIAL (PHASES 301-305, 401-403, 404A, 404B, 501, 601, 602 AND 701) IS MIXED USE.
6. THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE CITY OF COLLEGE STATION. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN RIGHT-OF-WAY. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS. WATERLINES WILL BE LOCATED WITHIN THE RIGHT-OF-WAY.
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9. ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY COLLEGE STATION UTILITIES.
10. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
11. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION. LANDSCAPE, FENCES, STRUCTURES, GRADING ETC. CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENTS.
12. COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA). HOA DOCUMENTS WILL BE PROVIDED WITH THE FINAL PLAT IN ACCORDANCE WITH UDO SECTION 12-8.3.1) OWNERS ASSOCIATIONS FOR COMMON AREAS AND FACILITIES.
13. IN LOCATIONS WITH CROSS LOT DRAINAGE OF STORM WATER RUNOFF, A DRAINAGE WAY SHALL BE PROVIDED THAT THE FLOW IS NOT IMPEDED BY FENCES, STRUCTURES OR OTHER FACILITIES. PRIVATE DRAINAGE EASEMENTS WILL BE PROVIDED FOR PROPOSED DRAINAGE WAYS.
14. SIX FOOT SIDEWALKS, THREE FEET OFFSET FROM THE BACK OF CURB SHALL BE REQUIRED ON BOTH SIDES OF ALL RESIDENTIAL STREETS.
15. DOUBLE MOUNTAIN ROAD SHALL HAVE BIKE LANES.
16. ON STREET PARKING IS NOT PERMITTED ON DOUBLE MOUNTAIN ROAD.
17. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DOUBLE MOUNTAIN ROAD OR TOWN LAKE DRIVE. DUE TO IT'S SIZE, AN EXCEPTION WILL BE MADE FOR LOT 1, BLOCK 38 IN PHASE 116.
18. PHASE 101-116 AND 201-202 WILL HAVE 30' WIDE STREETS AND DO NOT HAVE TO COMPLY WITH "SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING" (UNIFIED DEVELOPMENT ORDINANCE SECTION 12-8.3.W) AS PER THE PDD ZONING.
19. PHASES 101 THRU 116 AND 200 THRU 201 ARE DETACHED SINGLE FAMILY RESIDENTIAL UNITS.
20. PHASES 100, 102-105, 200, & 201 HAVE ALL BEEN DEVELOPED AND ACCEPTED BY THE CITY OF COLLEGE STATION. PHASES 106 AND 107 ARE CURRENTLY UNDER CONSTRUCTION. THE RESIDENTIAL PHASES WILL BE DEVELOPED IN THE FOLLOWING ORDER:
 - *PHASE 106 (PHASES 106 & 107 MUST BE COMPLETED BEFORE PHASE 108)
 - (PHASE 108 DOES NOT NEED TO BE COMPLETE FOR ANY OF THE REMAINING PHASES TO BE COMPLETE)
 - *PHASE 109 (PHASES 106 & 107 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 109)
 - (PHASE 110)
 - (PHASES 106, 107, & 109 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 110)
 - *PHASE 111 (PHASES 106, 107, 109, & 110 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH PHASE 111)
 - (PHASES 112-116 (THESE PHASES ARE INTERCHANGEABLE)
 - (PHASES 106, 107, 109, 110, & 111 MUST BE COMPLETED BEFORE OR CONCURRENTLY WITH THESE PHASES)
21. PHASES 301-305, 401-406, 501, 601, 602 & 701 CAN BE DEVELOPED IN ANY ORDER PROVIDED THE NECESSARY ROADWAYS ARE CONSTRUCTED OR UNDER CONSTRUCTION. PHASE 305 WILL BE DESIGNED AND CONSTRUCTED WITH THE FINAL PLAT OF PHASE 302.
22. PARKLAND AND TRAIL (BOTH ON-SITE AND OFF-SITE) DEVELOPMENT IS PROPOSED IN MULTIPLE PHASES COMMENSURATE WITH BUILD OUT OF THE PROJECT. THE OFF-SITE TRAILS WILL BE DEVELOPED BY THE DEVELOPER OR THE MMD, NO LATER THAN THE LAST PORTION OF DEDICATION OF PARK LAND. WITHIN THE DEVELOPMENT, SHOWN ON THE PARKS PLAN EXHIBIT, ALL PARKS AND PUBLIC SPACES WILL BE MAINTAINED BY THE MMD.
23. PARKING IS TO BE REMOVED FROM BOTH SIDES OF THE PUBLIC ALLEYS WITH THE FINAL PLAT.
24. REGULATORY SIGNAGE AND PAVEMENT MARKINGS WILL BE DETERMINED AT THE TIME OF FINAL PLAT.
25. THE FENCES ALONG ALL LOT LINES ADJACENT TO PARKLAND SHALL BE OPEN STYLE TO ALLOW VISIBILITY BETWEEN THE PARK AND THE ADJACENT LOTS.
26. THE MULTI-USE PATHS SHOWN ALONG BOTH SIDES OF TOWN LAKE DRIVE WILL BE CONSTRUCTED WITH TOWN LAKE DRIVE. ACCESS EASEMENTS WILL BE DEDICATED FOR ANY PORTION OF THE MULTI-USE PATH THAT IS CONSTRUCTED IN UNPLATTED AREAS.
27. THE LOCATION OF THE MULTITUDE PATH IN PARKLAND B, F, G, H, CONNECTING TO SOUTHEAST PARK AS WELL AS TO THE LUCK CREEK GREENWAY TRAIL WILL BE FINALIZED WITH THE FINAL PLAT. THE ALIGNMENT WILL NEED TO BE DISCUSSED WITH CITY STAFF BEFORE A FINAL ALIGNMENT IS SET.
28. TRAFFIC MITIGATION WILL BE PROVIDED AS REQUIRED PER THE TIA FOR MIDTOWN STATION DEVELOPMENT PERFORMED BY EHRA AND DATED OCTOBER 2018, AS REQUIRED PER THE TIA FOR MIDTOWN DEVELOPMENT UPDATE PERFORMED BY KIMLEY-HORN AND DATED MAY 2020, OR AS AMENDED
29. THE REMAINING HALF BOULEVARD SECTION OF MIDTOWN DRIVE WILL BE CONSTRUCTED WHEN PHASE 401 OR 402 IS DEVELOPED, WHICHEVER IS FIRST. PORTIONS OF THE REMAINING BOULEVARD SECTION OF MIDTOWN DRIVE MAY ALSO BE COMPLETED WITH OTHER PHASES PRIOR TO PHASES 401 & 402
30. TOODOE ROAD BETWEEN DURHAM DRIVE AND MURR LANE WILL BE CONSTRUCTED WHEN PHASES 402 OR 403 IS DEVELOPED, WHICHEVER IS FIRST. TOODOE ROAD BETWEEN MURR LANE AND TOWN LAKE DRIVE WILL BE DEVELOPED WHEN PHASE 401 OR 403 IS DEVELOPED, WHICHEVER IS FIRST.
31. OTHER EASEMENTS PRESENT ON THIS PROPERTY INCLUDE:
 - *BLANKET EASEMENT EXECUTED BY CLYDE GOENS AND MRS. GRACE GOENS TO THE CITY OF BRYAN, TEXAS, DATED APRIL 30, 1937, RECORDED IN VOLUME 66, PAGE 325, DEED RECORD 5 OF BRAZOS COUNTY, TEXAS
 - *EASEMENT EXECUTED BY WILLIS S. RITCHIEY, PEGGY J. RITCHIEY, JOHN DAVID RITCHIEY AND THOMAS GLENN RITCHIEY TO THE CITY OF BRYAN, DATED SEPTEMBER 26, 1995, RECORDED IN VOLUME 2449, PAGE 21, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, THE RIGHTS OF ADJOINING LAND OWNERS AND THE RIGHTS OF THE PUBLIC IN GENERAL TO THE USE AND BENEFIT OF THE ACCESS EASEMENT, OVER, ON AND ACROSS SUBJECT PROPERTY
31. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON NOVEMBER 5, 2018 FOR:
 - UDO SECTION 8.3.G.2.C BLOCK (BLOCK LENGTH FOR GENERAL SUBURBAN)
 - UDO SECTION 8.8.C.2.A LAND DEDICATION (PARKLAND)
 - UDO SECTION 8.3.G.2.A BLOCK (BLOCK LENGTH FOR URBAN MIXED USE)
31. WAIVERS WERE APPROVED BY THE PLANNING AND ZONING COMMISSION ON ON JULY 18, 2019 FOR:
 - UDO SECTION 8.3.G.2 BLOCKS (BLOCK LENGTH FOR URBAN MIXED USE)
32. THE FLOODPLAIN SHOWN ON THIS PRELIMINARY PLAN IS FROM A MITCHELL AND MORGAN STUDY. THE LOMR IS CURRENTLY UNDER REVIEW BY FEMA.
33. PHASE 404A AND 404B ARE TOWNHOME LOTS.

METES AND BOUNDS DESCRIPTION
OF A
231.97 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING THE REMAINDER OF A CALLED 341.06 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHIEY RECORDED IN VOLUME 1160, PAGE 777 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE REMAINDER OF A CALLED 11 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO WILLIS S. RITCHIEY RECORDED IN VOLUME 260, PAGE 466 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET ON THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST (R.O.W. VARIES) MARKING THE NORTHEAST CORNER OF THE REMAINDER OF A CALLED 10.846 ACRE TRACT OF LAND AS DESCRIBED AS BY A DEED TO JO ANN ATKINS RECORDED IN VOLUME 307, PAGE 483 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 13° 49' 13" W FOR A DISTANCE OF 1.02 FEET;

THENCE: ALONG THE SOUTH LINE OF ROCK PRAIRIE ROAD EAST FOR THE FOLLOWING CALLS:

S 86° 27' 34" E, AT 300.64 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT (FROM WHICH A ½ INCH IRON ROD FOUND BEARS: S 03° 37' 23" E FOR A DISTANCE OF 1.09 FEET), CONTINUE ON FOR A TOTAL DISTANCE OF 603.26 FEET (DEED CALL: S 86° 27' 34" E - 603.27 FEET) TO A ½ INCH IRON ROD SET (THIS LINE USED FOR BEARING ORIENTATION HONORING THE RIGHT-OF-WAY BEARING AS SHOWN IN THE DEED RECORDED IN VOLUME 1047, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS). FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 04° 14' 47" W FOR A DISTANCE OF 1.00 FEET;

S 85° 01' 50" E FOR A DISTANCE OF 1226.55 FEET (DEED CALL: S 85° 02' 05" E - 1226.41 FEET, 10437/65) TO A ½ INCH IRON ROD SET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 05° 17' 18" W FOR A DISTANCE OF 1.00 FEET;

S 84° 23' 35" E FOR A DISTANCE OF 70.89 FEET (DEED CALL: S 84° 23' 02" E - 70.75 FEET, 10437/65) TO A ½ INCH IRON ROD SET ON THE COMMON LINE OF SAID REMAINDER OF 341.06 ACRE TRACT AND SAID REMAINDER OF 11 ACRE TRACT FOR REFERENCE, A 3/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 11 ACRE TRACT BEARS: S 00° 40' 34" E FOR A DISTANCE OF 268.14 FEET;

N 07° 40' 34" W FOR A DISTANCE OF 1.51 FEET TO A ½ INCH IRON ROD SET;

S 84° 23' 35" E FOR A DISTANCE OF 543.05 FEET (DEED CALL: S 84° 23' 02" E - 543.10 FEET, 10437/79) TO A ½ INCH IRON ROD SET. FOR REFERENCE, A ½ INCH IRON ROD FOUND BEARS: S 06° 40' 24" W FOR A DISTANCE OF 2.50 FEET;

S 82° 03' 38" E FOR A DISTANCE OF 195.36 FEET (DEED CALL: S 82° 02' 02" E - 195.35 FEET, 10437/79) TO A ½ INCH IRON ROD SET ON THE WEST LINE OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH ACCORDING TO THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 1 BEARS: N 07° 35' 00" E FOR A DISTANCE OF 7.64 FEET;

THENCE: S 07° 58' 42" E ALONG THE WEST LINE OF SAID LOT 1, AT 2.50 FEET PASS A ½ INCH IRON ROD FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 528.64 FEET (PLAT CALL: S 07° 57' 58" W - 586.27 FEET, 7312/207) TO ½ INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE: S 82° 03' 38" E ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 698.85 FEET (PLAT CALL: S 82° 02' 02" E - 699.33 FEET, 7312/207) TO ½ INCH IRON ROD FOUND ON THE WEST LINE OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO OLIVER GORN RECORDED IN VOLUME 10424, PAGE 40 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE: S 20° 25' 16" E ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 112.62 FEET (DEED CALL BEARING: S 17° 25' 00" E, 1160/77) TO A CROSS-TIE FENCE POST FOUND;

THENCE: S 41° 51' 55" W CONTINUING ALONG THE WEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 1390.07 FEET (DEED CALL: S 44° 44' 00" W - 1391.04 FEET, 10424/40) TO A 10 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

S 48° 02' 02" E ALONG THE SOUTHWEST LINE OF SAID 13.95 ACRE TRACT FOR A DISTANCE OF 341.48 FEET (DEED CALL: S 48° 05' 26" E - 341.98 FEET, 10424/40) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO ARCHIE P. CLARK AND LINDA L. CLARK RECORDED IN VOLUME 561, PAGE 28 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 48° 17' 01" E ALONG THE SOUTHWEST LINE OF SAID 19.61 ACRE TRACT FOR A DISTANCE OF 250.65 FEET (DEED CALL: S 44° 52' 55" E - 250.66 FEET, 501/28) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.61 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 19.69 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III, AND GRACE LYNN SAVAGE RECORDED IN VOLUME 7912, PAGE 265 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 48° 35' 09" E ALONG THE SOUTHWEST LINE OF SAID 19.69 ACRE TRACT FOR A DISTANCE OF 457.42 FEET (DEED CALL: S 48° 34' 49" E - 457.48 FEET, 7912/265) TO ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 19.69 ACRE TRACT. THE SOUTHWEST CORNER OF A CALLED 66.32 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 4480, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS AND THE NORTH CORNER OF A CALLED 10.84 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 6927, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 77° 55' 55" W ALONG THE NORTHWEST LINE OF SAID 100.64 ACRE TRACT FOR A DISTANCE OF 2980.10 FEET (DEED CALL: S 77° 56' 03" W - 2981.71 FEET, 6927/226) TO 12 INCH FENCE POST FOUND ON THE NORTHEAST LINE OF A CALLED 46.60 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 3510, PAGE 121 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID FENCE POST FOUND MARKING THE WEST CORNER OF SAID 100.64 ACRE TRACT;

THENCE: N 68° 42' 56" W ALONG THE NORTHEAST LINE OF SAID 46.60 ACRE TRACT AND ALONG AN EXISTING FENCE LINE FOR A DISTANCE OF 189.31 FEET TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE NORTH CORNER OF SAID 46.60 ACRE TRACT AND THE EAST CORNER OF A CALLED 10.01 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD RECORDED IN VOLUME 3007, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE NORTHEAST LINE OF SAID 10.01 ACRE TRACT AND CONTINUING ALONG SAID FENCE LINE FOR THE FOLLOWING CALLS:

N 56° 54' 36" W FOR A DISTANCE OF 108.66 FEET TO A 3 INCH CEDAR FENCE POST FOUND;

N 47° 58' 11" W FOR A DISTANCE OF 372.94 FEET TO A FENCE POST FOUND;

N 47° 52' 01" W FOR A DISTANCE OF 828.48 FEET TO A FENCE POST FOUND;

N 48° 14' 35" W FOR A DISTANCE OF 163.14 FEET TO A FENCE POST FOUND;

N 47° 07' 10" W FOR A DISTANCE OF 129.80 FEET TO A FENCE POST FOUND;

N 46° 26' 14" W FOR A DISTANCE OF 535.34 FEET TO A 4 INCH FENCE POST FOUND MARKING THE SOUTH CORNER OF A CALLED 25.79 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO BRIAN HOWARD PERRY RECORDED IN VOLUME 10459, PAGE 34 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: ALONG THE SOUTHEAST LINE OF SAID 25.79 ACRE TRACT FOR THE FOLLOWING CALLS:

N 66° 46' 41" E FOR A DISTANCE OF 605.80 FEET (DEED CALL: N 69° 46' 00" E - 600.50 FEET, 1160/77) TO A FENCE POST FOUND;

N 55° 06' 22" E FOR A DISTANCE OF 196.90 FEET (DEED CALL: N 57° 44' 00" E - 195.20 FEET, 1160/77) TO A FENCE POST FOUND;

N 41° 30' 56" E FOR A DISTANCE OF 424.36 FEET (DEED CALL: N 44° 44' 00" E - 423.09 FEET, 1160/77) TO A ½ INCH IRON ROD FOUND;

N 05° 17' 42" E FOR A DISTANCE OF 216.35 FEET (DEED CALL: N 08° 04' 00" E - 217.30 FEET, 1160/77) TO A 6 INCH CEDAR FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 10.846 ACRE TRACT AND SAID REMAINDER OF 341.06 ACRE TRACT FOR THE FOLLOWING CALLS:

S 81° 11' 52" E FOR A DISTANCE OF 236.72 FEET (DEED CALL: S 78° 33' 00" E - 258.20 FEET, 1160/77) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 10.846 ACRE TRACT;

N 18° 43' 49" E FOR A DISTANCE OF 471.11 FEET (DEED CALL: N 21° 24' 00" E - 467.10 FEET, 1160/77) TO A FENCE POST FOUND;

N 13° 49' 13" E FOR A DISTANCE OF 523.38 FEET (DEED CALL: N 16° 44' 00" E - 586.42 FEET, 1160/77) TO THE **POINT OF BEGINNING** CONTAINING 231.97 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND FEBRUARY, 2012. SEE PLAT PREPARED FEBRUARY, 2012, FOR MORE DESCRIPTIVE INFORMATION.

METES AND BOUNDS DESCRIPTION
OF A
33.342 ACRE TRACT
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE THOMAS CARUTHERS LEAGUE, ABSTRACT NO. 9, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 19.32 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CARTWHEEL PRAIRIE, LLC - 594 ROCK PRAIRIE SERIES RECORDED IN VOLUME 1379, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND ALL OF A CALLED 13.95 ACRE TRACT OF LAND AS DESCRIBED AS BY A DEED TO WILLIS S. RITCHIEY RECORDED IN VOLUME 1160, PAGE 777 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 402 SET ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD 8.0.W. WIDTH VARIES MARKING THE NORTHEAST CORNER OF SAID 19.32 ACRE TRACT AND THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 9.99 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO EUGENE BERNARD SAVAGE, III RECORDED IN VOLUME 10424, PAGE 135 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED TILMAYO RPLS 5845 FOUND BEARS: S 27° 40' 40" W FOR A DISTANCE OF 2.11 FEET AND THE CITY OF COLLEGE STATION CONTROL MONUMENT CPM-14 BEARS: S 51° 42' 42" E FOR A DISTANCE OF 1.4044 FEET (DISTANCE 1.4044 FEET). BEARING SYSTEM SHOWN HEREIN IS BASED ON THE TEXAS STATE PLANE, CENTRAL ZONE GRID NORTH AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED TO OBTAIN GRID DISTANCES. MULTIPLY BY A SCALE FACTOR OF 0.9999992564/0.94.

THENCE: S 23° 07' 40" W ALONG THE COMMON LINE OF SAID 19.32 ACRE TRACT AND SAID REMAINDER OF 19.69 ACRE TRACT FOR A DISTANCE OF **824.09 FEET** (DEED CALL: S 23° 06' 54" W - 823.62 FEET, 13759/7) TO A 4 INCH TREATED FENCE POST FOUND;

THENCE: S 43° 29' 30" W CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF **1822.18 FEET** (DEED CALL: S 43° 29' 22" W - 1822.59 FEET, 13759/7) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF THE REMAINDER OF A 11.679 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO COLLEGE STATION DOWNTOWN RESIDENTIAL, LLC RECORDED IN VOLUME 1485, PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 19.32 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID REMAINDER OF 19.69 ACRE TRACT;

THENCE: S 40° 17' 01" W ALONG THE COMMON LINE OF SAID 19.32 ACRE TRACT AND SAID REMAINDER OF 111.679 ACRE TRACT FOR A DISTANCE OF **250.65 FEET** (DEED CALL: N 40° 16' 27" W - 250.66 FEET, 13759/7) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 19.32 ACRE TRACT AND SAID 13.95 ACRE TRACT;

THENCE: ALONG THE COMMON LINE OF SAID 13.95 ACRE TRACT AND SAID REMAINDER OF 111.679 ACRE TRACT FOR THE FOLLOWING CALLS:

N 40° 02' 02" W FOR A DISTANCE OF **341.48 FEET** (DEED CALL: N 40° 05' 26" W - 341.96, 13759/7) (DEED CALL AND MEASURED, 14405186) TO A 6 INCH FENCE POST FOUND MARKING THE SOUTHWEST CORNER OF SAID 13.95 ACRE TRACT;

N 41° 51' 55" E FOR A DISTANCE OF **1390.07 FEET** (DEED CALL: N 41° 53' 54" E - 1390.60 FEET, 13759/7) (DEED CALL AND MEASURED, 14405186) TO A CROSS-TIE FENCE POST FOUND;

S 20° 25' 16" W FOR A DISTANCE OF **112.62 FEET** (DEED CALL AND MEASURED, 14405186) TO A 1/2 INCH IRON ROD WITH CAP STAMPED TILMAYO RPLS 5845 FOUND MARKING THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 1, ROCK PRAIRIE BAPTIST CHURCH AS SHOWN ON THE PLAT RECORDED IN VOLUME 7312, PAGE 207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 20° 25' 16" W ALONG THE COMMON LINE OF SAID 13.95 ACRE TRACT AND SAID REMAINDER OF LOT 1, AT 605.6 FEET PASS THE NORTHWEST CORNER OF SAID REMAINDER OF LOT 1 ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD 1167/241, CONTINUE ON FOR A TOTAL DISTANCE OF **484.09 FEET** (TOTAL DEED CALL: S 20° 12' 54" W - 761.64 FEET, 13759/7) TO A 10 INCH TREATED FENCE CORNER POST FOUND MARKING THE NORTHWEST CORNER OF SAID 13.95 ACRE TRACT;

THENCE: S 82° 04' 14" E ALONG THE NORTH LINE OF SAID 13.95 ACRE TRACT AND THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF **457.42 FEET** (DEED CALL: S 82° 05' 26" E - 457.48 FEET, 13759/7) TO A 1/2 INCH IRON ROD WITH CAP STAMPED TILMAYO RPLS 5845 FOUND MARKING THE NORTHEAST CORNER OF SAID 13.95 ACRE TRACT. THE NORTH CORNER OF SAID 10.84 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 19.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED FOR ROUTE-OF-WAY TO THE CITY OF COLLEGE STATION RECORDED IN VOLUME 11178, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD FOUND MARKING THE ORIGINAL NORTHWEST CORNER OF A CALLED 19.61 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHADDE HOLDINGS, LLC RECORDED IN VOLUME 10996, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 40° 42' 01" E ALONG THE EAST LINE OF SAID 0.046 ACRE TRACT, AT 30.37 FEET PASS A 1/2 INCH IRON ROD WITH CAP STAMPED TILMAYO RPLS 5845 FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF **586.42 FEET** (DEED CALL: S 40° 42' 14" E - 586.9 FEET, 13759/7) TO A 3/8 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF SAID 13.95 ACRE TRACT. SAID IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 0.046 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 2.996 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD WITH CAP STAMPED TILMAYO FOUND ON THE EAST LINE OF SAID 13.95 ACRE TRACT MARKING THE SOUTHWEST CORNER OF SAID 0.046 ACRE TRACT AND A WEST CORNER OF SAID 19.32 ACRE TRACT BEARS: N 77° 01' 14" W FOR A DISTANCE OF 7.9 FEET;

THENCE: S 77° 30' 30" E ALONG THE COMMON LINE OF SAID 19.32 ACRE TRACT AND SAID REMAINDER OF 2.996 ACRE TRACT FOR A DISTANCE OF **160.23 FEET** (TOTAL DEED CALL: S 77° 25' 20" E - 176.88 FEET, 13759/7) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 2.996 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 1.903 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO CHADDE HOLDINGS, LLC RECORDED IN VOLUME 11349, PAGE 138 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THENCE: S 77° 16' 20" E ALONG THE COMMON LINE OF SAID 19.32 ACRE TRACT AND SAID REMAINDER OF 1.903 ACRE TRACT FOR A DISTANCE OF **152.78 FEET** (DEED CALL: S 77° 19' 20" E - 152.60 FEET, 13759/7) TO A 3/4 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 1.903 ACRE TRACT;

THENCE: N 12° 48' 40" E CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE OF **544.5 FEET** (DEED CALL: N 12° 44' 40" E - 544.47 FEET, 13759/7) TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED KERR 402 FOUND ON THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD MARKING THE NORTHEAST CORNER OF SAID REMAINDER OF 1.903 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 19.32 ACRE TRACT;

THENCE: S 77° 01' 40" E ALONG THE SOUTHWEST LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF **265.3 FEET** (DEED CALL: S 77° 01' 02" E - 398.63 FEET, 13759/7) TO THE POINT OF BEGINNING CONTAINING 13.342 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE GROUND DECEMBER 2019

REVISED
PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 8.765 ACRES - 50 LOTS (0.418 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 3.063 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 2.593 ACRES - 19 LOTS (0.046 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.483 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.096 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE	



LEGEND

— — — — —	PROPERTY BOUNDARY	— ST — ST — ST —	STORM PIPE
— — — — —	RIGHT OF WAY	— — — — —	JUNCTION BOX
— — — — —	EXISTING CONTOUR	— — — — —	STORM INLETS
— — — — —	LOT LINE	— — — — —	PROPOSED WATERLINE, SIZE NOTED
— — — — —	PROPOSED PUBLIC UTILITY EASEMENT (PUE)	— — — — —	EXISTING WATERLINE, SIZE NOTED
— — — — —	EXISTING PUBLIC UTILITY EASEMENT (PUE)	— — — — —	FIRE HYDRANT
— — — — —	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	— — — — —	GATE VALVE
— — — — —	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	— — — — —	PROPOSED SANITARY SEWER LINE, SIZE NOTED
— — — — —	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	— — — — —	EXISTING SANITARY SEWER LINE, SIZE NOTED
— — — — —	EXISTING PRIVATE DRAINAGE EASEMENT	— — — — —	PROPOSED SANITARY MANHOLE
— — — — —	PRIVATE ACCESS EASEMENT (P.A.E.)	— — — — —	EXISTING SANITARY MANHOLE
— — — — —	PROPOSED CURB AND GUTTER	— — — — —	PHASE LINE
— — — — —	EXISTING SIDEWALK	— — — — —	SUBDIVISION LINE
— — — — —	PROPOSED SIDEWALK	— — — — —	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
— — — — —	FLOW ARROWS	— — — — —	APPROXIMATE FLOODWAY LIMITS
— — — — —	COMMON AREA	— — — — —	NEIGHBORHOOD PARKLAND DEDICATION
— — — — —	COMMUNITY PARKLAND DEDICATION	— — — — —	NATURAL AREA PROTECTED
— — — — —	PROPERTY CORNER	— — — — —	

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 8.765 ACRES - 50 LOTS (0.418 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 3.063 ACRES - 21 LOTS (0.000 ACRES C.A.)
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PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.483 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.096 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE 109: 18.660 ACRES - 78 LOTS (6.551 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 78 LOTS

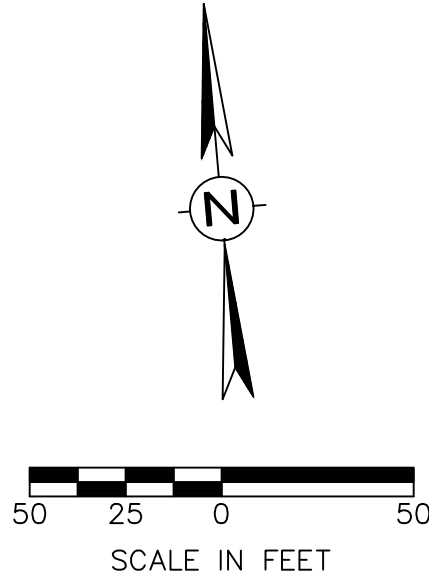
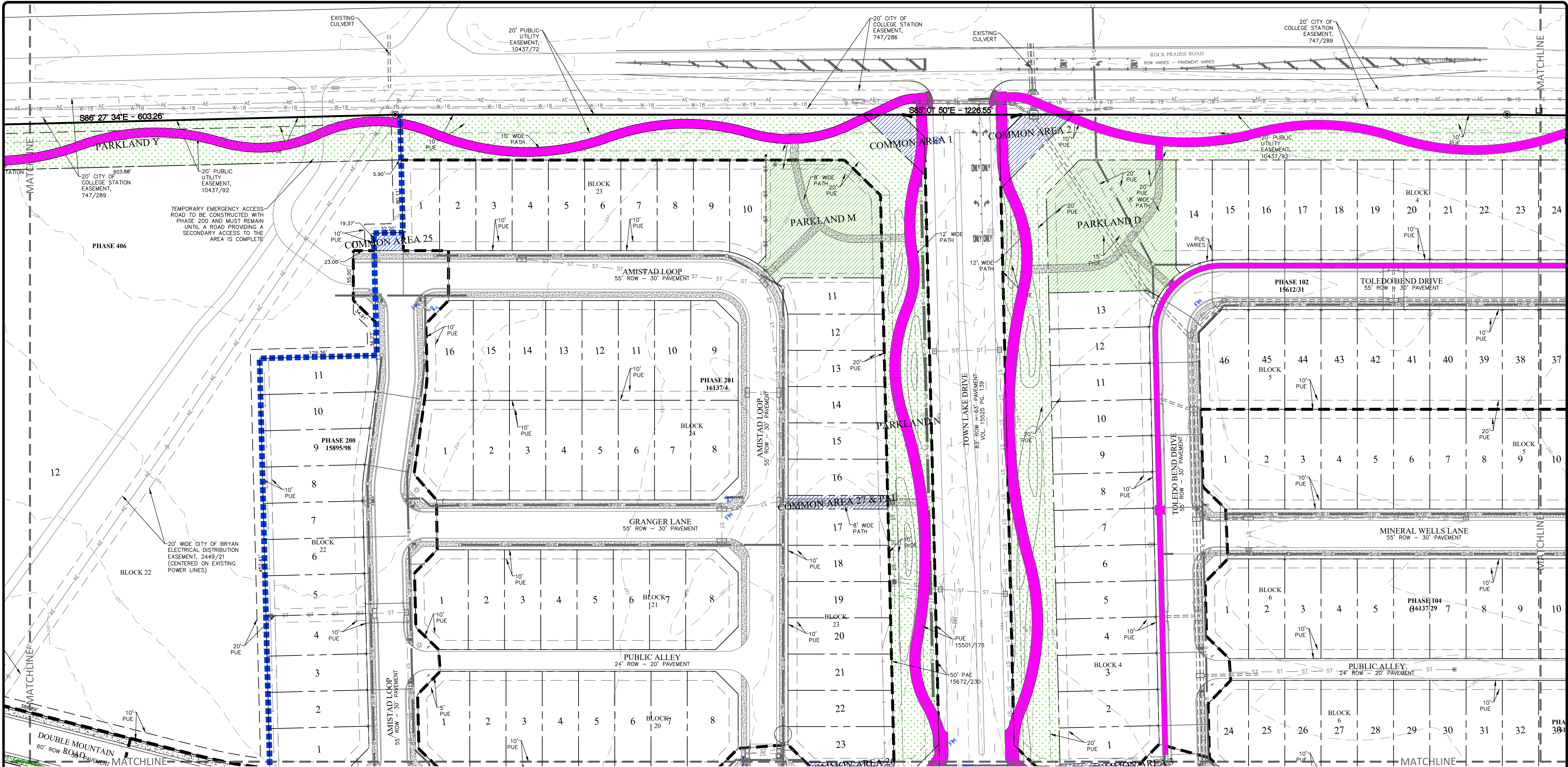
PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.717 ACRES - 2 LOTS	PHASE 501: 9.604 ACRES - 2 LOTS
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404: 1.962 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404B: 2.047 ACRES - 24 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.225 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT		

THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	SURVEYOR: Ken Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 754-3195	ENGINEER: SCHULTZ 1830E NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 754-3900	SCALE: AS SHOWN JUNE 2021
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SHEET 4 OF 17



LEGEND

PROPERTY BOUNDARY	ST	ST	STORM PIPE
RIGHT OF WAY	ST	ST	JUNCTION BOX
EXISTING CONTOUR	ST	ST	STORM INLETS
LOT LINE	ST	ST	EXISTING WATERLINE, SIZE NOTED
PROPOSED PUBLIC UTILITY EASEMENT (PUE)	ST	ST	EXISTING WATERLINE, SIZE NOTED
EXISTING PUBLIC UTILITY EASEMENT (PUE)	ST	ST	FIRE HYDRANT
PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	ST	ST	GATE VALVE
EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	ST	ST	EXISTING SANITARY SEWER LINE, SIZE NOTED
PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	ST	ST	EXISTING SANITARY SEWER LINE, SIZE NOTED
EXISTING PRIVATE DRAINAGE EASEMENT	ST	ST	PROPOSED SANITARY MANHOLE
PRIVATE ACCESS EASEMENT (P.A.E.)	ST	ST	EXISTING SANITARY MANHOLE
PROPOSED CURB AND GUTTER	ST	ST	PHASE LINE
EXISTING SIDEWALK	ST	ST	SUBDIVISION LINE
PROPOSED SIDEWALK	ST	ST	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
FLOW ARROWS	ST	ST	APPROXIMATE FLOODWAY LIMITS
COMMON AREA	ST	ST	NEIGHBORHOOD PARKLAND DEDICATION
COMMUNITY PARKLAND DEDICATION	ST	ST	NATURAL AREA PROTECTED
PROPERTY CORNER	ST	ST	

LEGEND

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN MIDTOWN RESERVE SUBDIVISION

142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.) PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
 PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.) PHASE 111: 8.765 ACRES - 50 LOTS (0.418 ACRES C.A.)
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 PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.) PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
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 PHASE 109: 18.660 ACRES - 78 LOTS (6.551 ACRES C.A.) PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION

109.551 ACRES - 78 LOTS

PHASE 301: 14.332 ACRES - 3 LOTS PHASE 402: 5.908 ACRES - 1 LOT PHASE 406: 8.278 ACRES - 1 LOT
 PHASE 302: 10.606 ACRES - 3 LOTS PHASE 403: 9.717 ACRES - 2 LOTS PHASE 501: 9.604 ACRES - 2 LOTS
 PHASE 303: 1.314 ACRES - 1 LOT PHASE 404: 1.962 ACRES - 22 LOTS PHASE 601: 6.782 ACRES - 14 LOTS
 PHASE 304: 6.724 ACRES - 0 LOTS PHASE 408: 2.047 ACRES - 24 LOTS PHASE 602: 12.398 ACRES - 1 LOT
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THOMAS CARUTHERS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision
 College Station Downtown Residential, LLC
 1645 Greens Prairie Road West, Ste. 204
 College Station, TX 77845
 (979) 690-7250

OWNER/DEVELOPER: Midtown City Center
 Subdivision: College Station
 Town Center, Inc.
 4121 S.H. 6 South, Suite 200
 College Station, TX 77845
 (979) 985-5610

SURVEYOR: Ken Surveying, LLC
 911 SOUTHWEST PRORY E.
 409 N. Texas Ave.
 Bryan, TX 77803
 (979) 754-3900

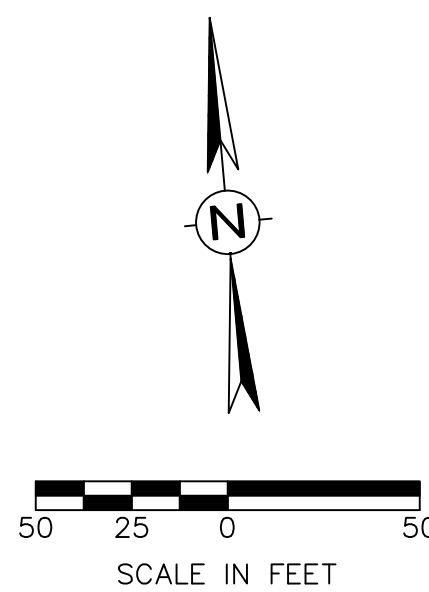
ENGINEER: SCHULTZ
 911 SOUTHWEST PRORY E.
 College Station, Texas 77840
 (979) 754-3900

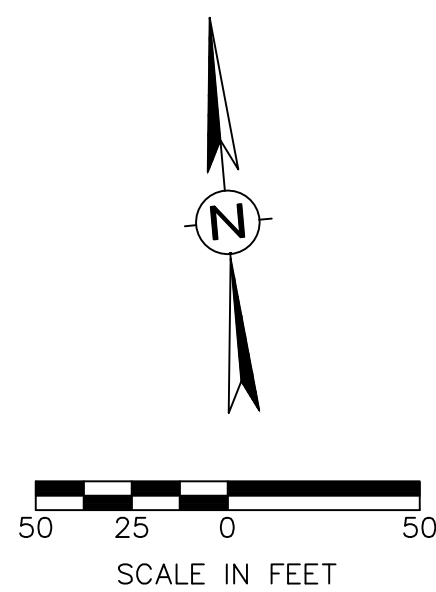
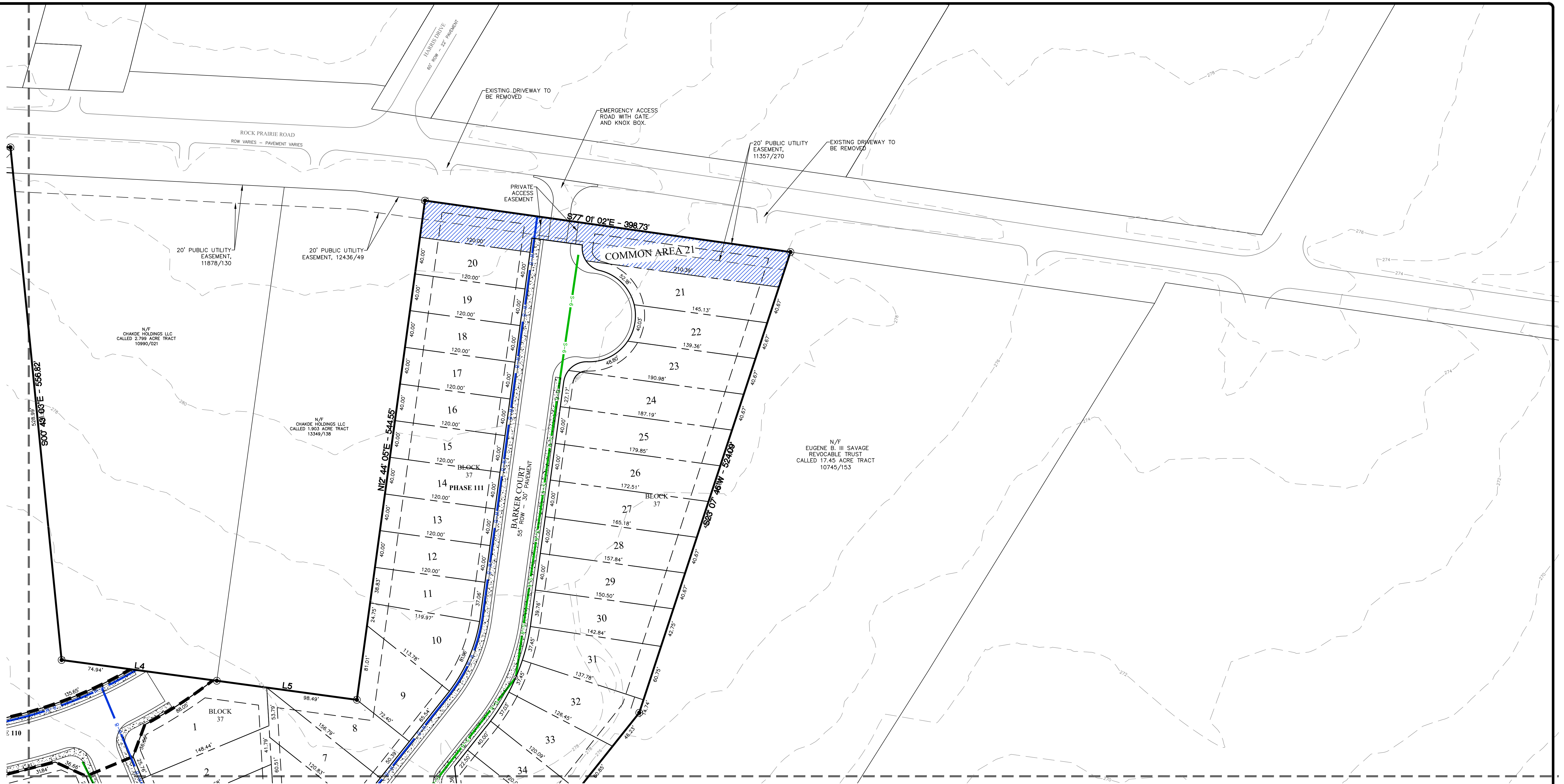
SCALE: AS SHOWN
 JUNE 2021

SHEET 5 OF 17

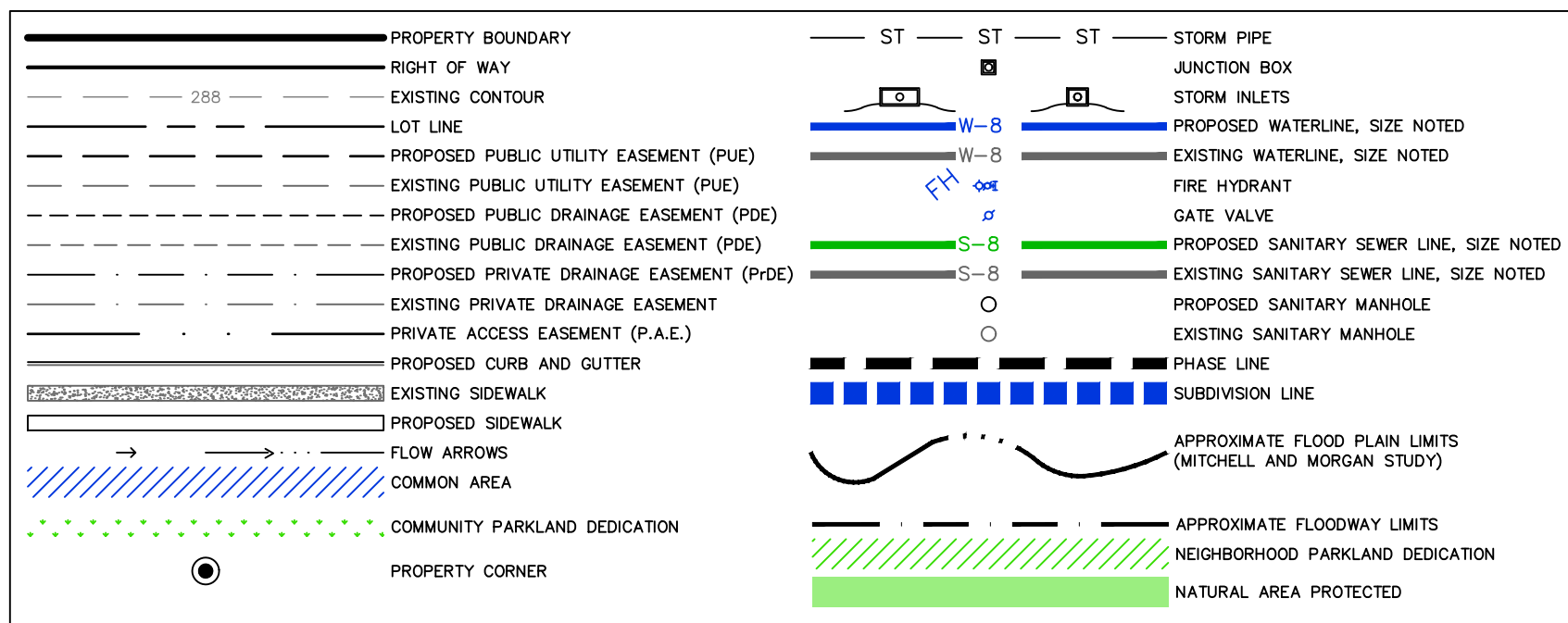


PRELIMINARY PLAN
NOT FOR RECORD





LEGEND



PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN MIDTOWN RESERVE SUBDIVISION 142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 8.765 ACRES - 50 LOTS (0.418 ACRES C.A.)
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PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.483 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.986 ACRES C.A.)
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MIDTOWN CITY CENTER SUBDIVISION 109.551 ACRES - 78 LOTS

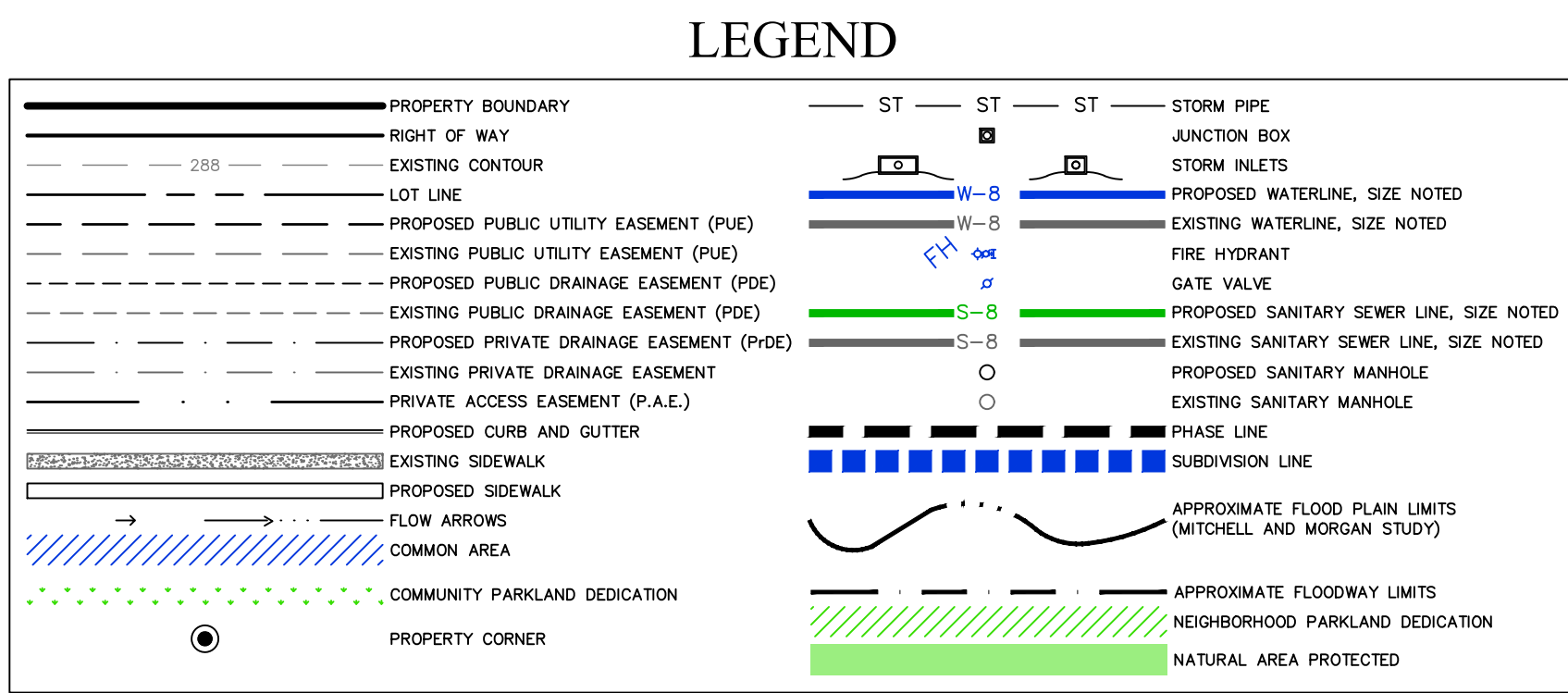
PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.717 ACRES - 2 LOTS	PHASE 501: 9.604 ACRES - 2 LOTS
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404A: 1.962 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404B: 2.047 ACRES - 24 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
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THOMAS CARUTHERS LEAGUE, A-9

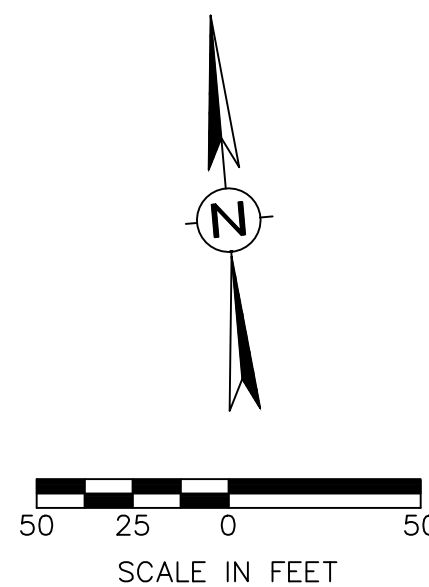
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision: College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	SURVEYOR: Brad Kerr, RPLS No. 4502 Ken Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 268-3195	ENGINEER: SCHULTZ 18PCE NO. 12527 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 754-3900	SCALE: AS SHOWN JUNE 2021
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SHEET 7 OF 17



PRELIMINARY PLAN
NOT FOR RECORD



LEGEND

—	PROPERTY BOUNDARY	—	ST	ST	ST	STORM PIPE
—	RIGHT OF WAY	—	—	—	—	JUNCTION BOX
—	EXISTING CONTOUR	—	—	—	—	STORM INLETS
—	LOT LINE	—	—	—	—	PROPOSED WATERLINE, SIZE NOTED
—	PROPOSED PUBLIC UTILITY EASEMENT (PUE)	—	—	—	—	EXISTING WATERLINE, SIZE NOTED
—	EXISTING PUBLIC UTILITY EASEMENT (PUE)	—	—	—	—	FIRE HYDRANT
—	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	—	—	—	—	GATE VALVE
—	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	—	—	—	—	PROPOSED SANITARY SEWER LINE, SIZE NOTED
—	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	—	—	—	—	EXISTING SANITARY SEWER LINE, SIZE NOTED
—	EXISTING PRIVATE DRAINAGE EASEMENT	—	—	—	—	PROPOSED SANITARY MANHOLE
—	PRIVATE ACCESS EASEMENT (P.A.E.)	—	—	—	—	EXISTING SANITARY MANHOLE
—	PROPOSED CURB AND GUTTER	—	—	—	—	PHASE LINE
—	EXISTING SIDEWALK	—	—	—	—	SUBDIVISION LINE
—	PROPOSED SIDEWALK	—	—	—	—	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
—	FLOW ARROWS	—	—	—	—	APPROXIMATE FLOODWAY LIMITS
—	COMMON AREA	—	—	—	—	NEIGHBORHOOD PARKLAND DEDICATION
—	COMMUNITY PARKLAND DEDICATION	—	—	—	—	NATURAL AREA PROTECTED
—	PROPERTY CORNER	—	—	—	—	

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN MIDTOWN RESERVE SUBDIVISION 142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
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PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.483 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.096 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
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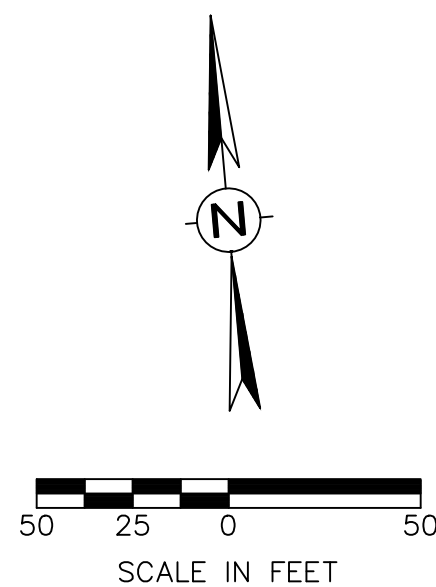
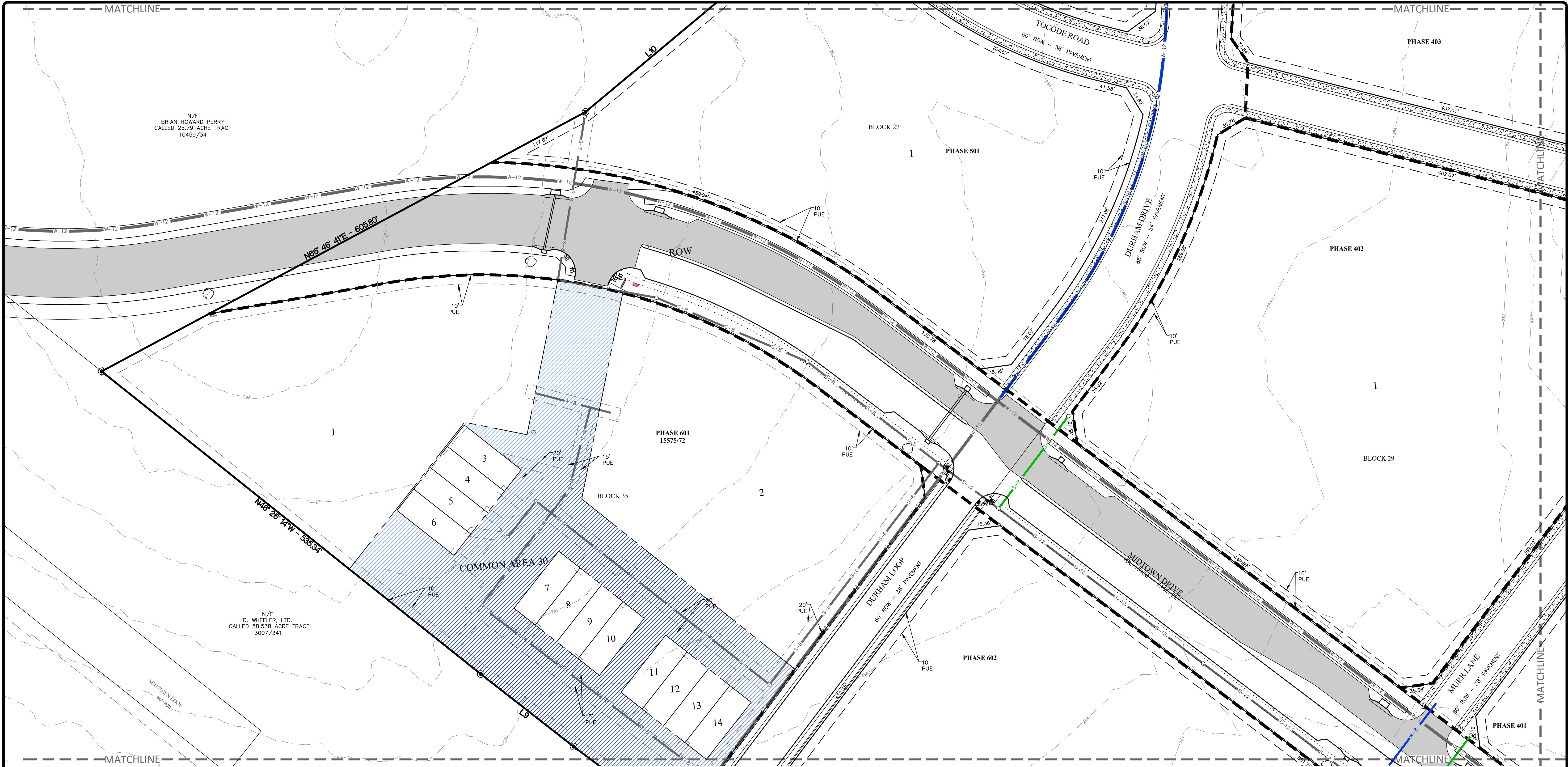
MIDTOWN CITY CENTER SUBDIVISION 109.551 ACRES - 78 LOTS

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THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Brad Kerr, RPLS No. 4502 Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 955-5610	SURVEYOR: Ken Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 754-3195	ENGINEER: SCHULTZ 11300 N. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 955-3900	SCALE: AS SHOWN JUNE 2021
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SHEET 10 OF 17



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT
	PRIVATE ACCESS EASEMENT (P.A.E.)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
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	COMMUNITY PARKLAND DEDICATION
	PROPERTY CORNER
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
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	PHASE LINE
	SUBDIVISION LINE
	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
	APPROXIMATE FLOODWAY LIMITS
	NEIGHBORHOOD PARKLAND DEDICATION
	NATURAL AREA PROTECTED

PRELIMINARY PLAN
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REVISED

PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 724 LOTS

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PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 2.593 ACRES - 19 LOTS (0.004 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.483 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.986 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE 109: 18.660 ACRES - 78 LOTS (6.551 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

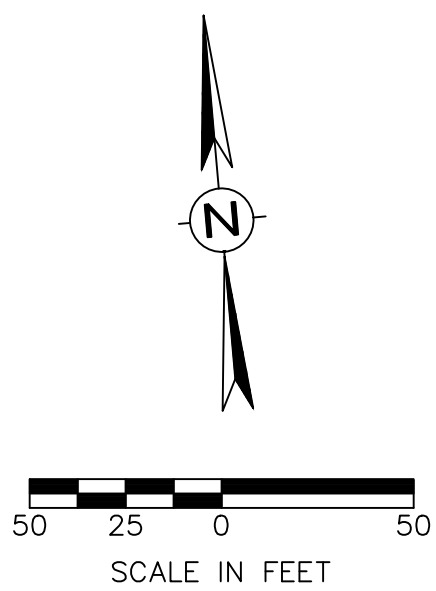
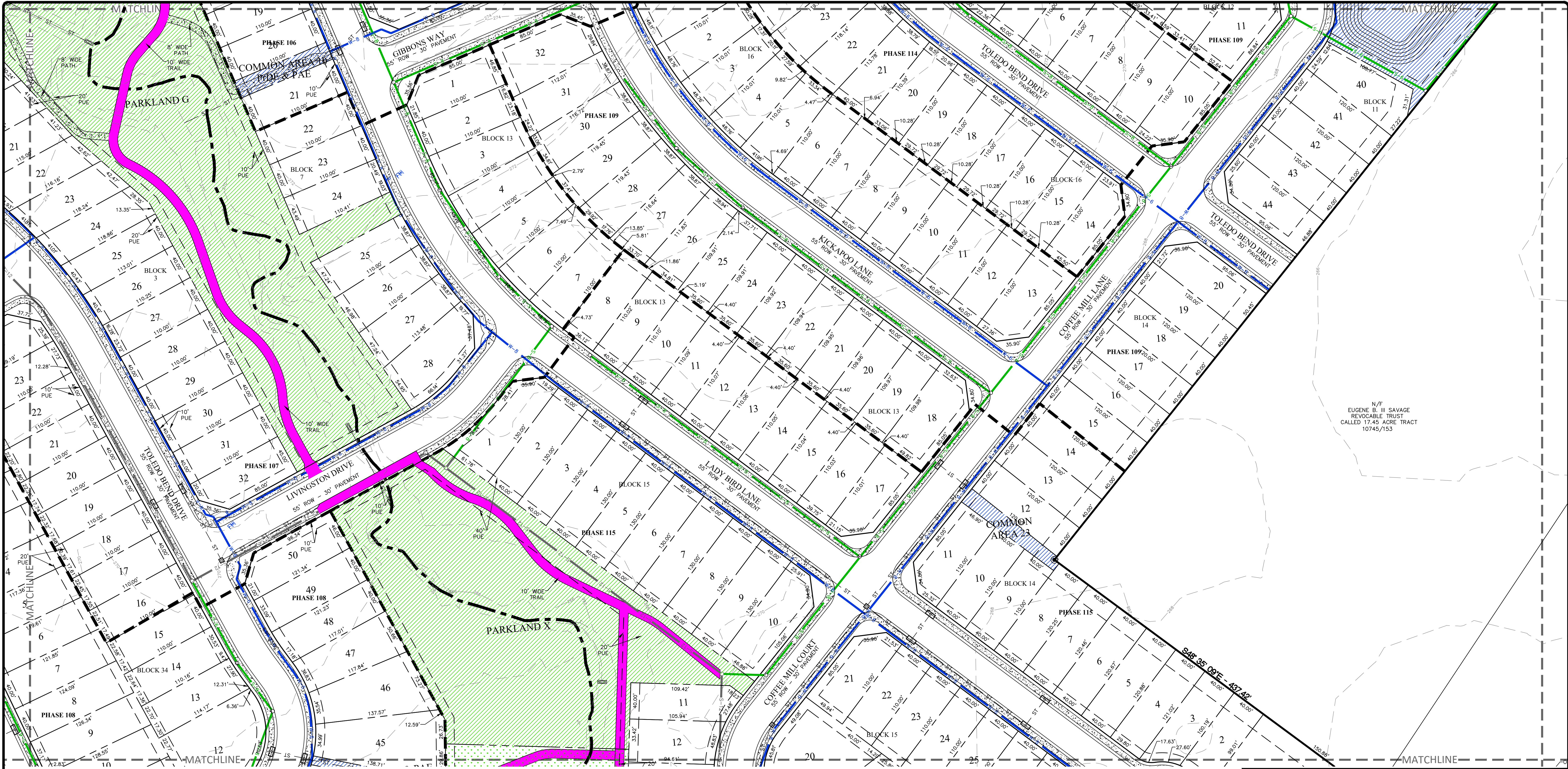
MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 78 LOTS

PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.717 ACRES - 2 LOTS	PHASE 501: 9.604 ACRES - 2 LOTS
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404A: 1.962 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404B: 2.047 ACRES - 24 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.225 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT		

THOMAS CARUTHERS LEAGUE, A-9

OWNER/DEVELOPER: Midtown Reserve Subdivision College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	SURVEYOR: Ken Kerr, RPLS No. 4502 409 N. Texas Ave. Bryan, TX 77803 (979) 754-3195	ENGINEER: SCHULTZ 11800 N. 123RD 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 754-3000	SCALE: AS SHOWN JUNE 2021
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SHEET 12 OF 17



LEGEND	
PROPERTY BOUNDARY	ST
RIGHT OF WAY	ST
EXISTING CONTOUR	ST
LOT LINE	ST
PROPOSED PUBLIC UTILITY EASEMENT (PUE)	ST
EXISTING PUBLIC UTILITY EASEMENT (PUE)	ST
PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	ST
EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	ST
PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	ST
EXISTING PRIVATE DRAINAGE EASEMENT	ST
PRIVATE ACCESS EASEMENT (P.A.E.)	ST
PROPOSED CURB AND GUTTER	ST
EXISTING SIDEWALK	ST
PROPOSED SIDEWALK	ST
FLOW ARROWS	ST
COMMON AREA	ST
COMMUNITY PARKLAND DEDICATION	ST
PROPERTY CORNER	ST
STORM PIPE	ST
JUNCTION BOX	ST
STORM INLETS	ST
PROPOSED WATERLINE, SIZE NOTED	ST
EXISTING WATERLINE, SIZE NOTED	ST
FIRE HYDRANT	ST
GATE VALVE	ST
PROPOSED SANITARY SEWER LINE, SIZE NOTED	ST
EXISTING SANITARY SEWER LINE, SIZE NOTED	ST
PROPOSED SANITARY MANHOLE	ST
EXISTING SANITARY MANHOLE	ST
PHASE LINE	ST
SUBDIVISION LINE	ST
APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)	ST
APPROXIMATE FLOODWAY LIMITS	ST
NEIGHBORHOOD PARKLAND DEDICATION	ST
NATURAL AREA PROTECTED	ST

LEGEND

REVISED

PRELIMINARY PLAN

MIDTOWN RESERVE SUBDIVISION

142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
PHASE 102: 11.192 ACRES - 62 LOTS (0.154 ACRES C.A.)	PHASE 111: 8.765 ACRES - 50 LOTS (0.418 ACRES C.A.)
PHASE 103: 1.158 ACRES - 9 LOTS (0.000 ACRES C.A.)	PHASE 112: 3.063 ACRES - 21 LOTS (0.000 ACRES C.A.)
PHASE 104: 5.364 ACRES - 36 LOTS (0.114 ACRES C.A.)	PHASE 113: 2.593 ACRES - 19 LOTS (0.046 ACRES C.A.)
PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
PHASE 106: 8.667 ACRES - 50 LOTS (0.102 ACRES C.A.)	PHASE 115: 15.031 ACRES - 53 LOTS (0.047 ACRES C.A.)
PHASE 107: 10.155 ACRES - 48 LOTS (0.483 ACRES C.A.)	PHASE 116: 5.167 ACRES - 1 LOT (0.986 ACRES C.A.)
PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE 109: 18.660 ACRES - 78 LOTS (6.551 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION

109.551 ACRES - 78 LOTS

PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.717 ACRES - 2 LOTS	PHASE 501: 9.604 ACRES - 2 LOTS
PHASE 303: 1.314 ACRES - 1 LOT	PHASE 404: 1.962 ACRES - 22 LOTS	PHASE 601: 6.782 ACRES - 14 LOTS
PHASE 304: 6.724 ACRES - 0 LOTS	PHASE 404B: 2.047 ACRES - 24 LOTS	PHASE 602: 12.398 ACRES - 1 LOT
PHASE 305: 2.052 ACRES - 0 LOTS	PHASE 405: 7.225 ACRES - 1 LOT	PHASE 701: 5.163 ACRES - 1 LOT
PHASE 401: 5.439 ACRES - 1 LOT		

THOMAS CARUTHERS LEAGUE, A-9

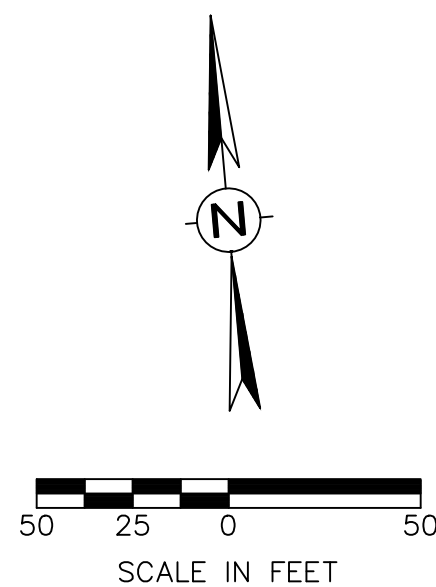
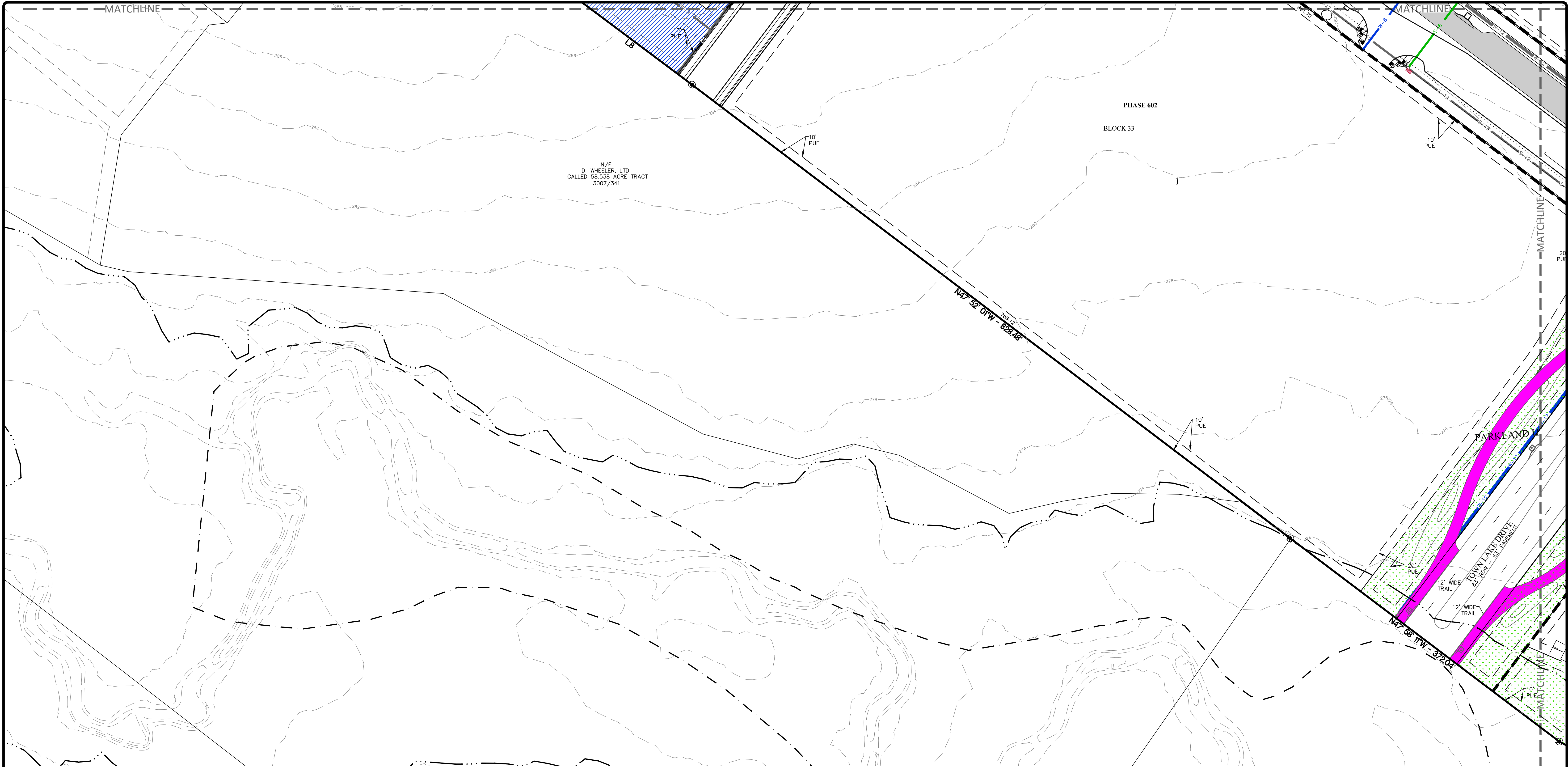
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:	OWNER/DEVELOPER:	SURVEYOR:	ENGINEER:
Midtown Reserve Subdivision	Midtown City Center	Ken Kerr, RPLS No. 4502	SCHULTZ
College Station Downtown	Subdivision: College Station	Ken Kerr, RPLS No. 4502	118E NO. 12327
Residential, LLC	Town Center, Inc.	Ken Kerr, RPLS No. 4502	911 SOUTHWEST PRORY E.
1645 Greens Prairie Road West, Ste. 204	4121 S.H. 6 South, Suite 200	409 N. Texas Ave.	Bryan, TX 77803
College Station, TX 77845	College Station, TX 77845	College Station, Texas 77840	(979) 754-3900
(979) 690-7250	(979) 955-5610	(979) 268-3195	

SCALE: AS SHOWN
JUNE 2021

SHEET 14 OF 17

PRELIMINARY PLAN
NOT FOR RECORD



LEGEND	
PROPERTY BOUNDARY	STORM PIPE
RIGHT OF WAY	JUNCTION BOX
EXISTING CONTOUR	STORM INLETS
LOT LINE	PROPOSED WATERLINE, SIZE NOTED
PROPOSED PUBLIC UTILITY EASEMENT (PUE)	EXISTING WATERLINE, SIZE NOTED
EXISTING PUBLIC UTILITY EASEMENT (PUE)	FIRE HYDRANT
PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)	GATE VALVE
EXISTING PUBLIC DRAINAGE EASEMENT (PDE)	PROPOSED SANITARY SEWER LINE, SIZE NOTED
PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)	EXISTING SANITARY SEWER LINE, SIZE NOTED
EXISTING PRIVATE DRAINAGE EASEMENT	PROPOSED SANITARY MANHOLE
PRIVATE ACCESS EASEMENT (P.A.E.)	EXISTING SANITARY MANHOLE
PROPOSED CURB AND GUTTER	PHASE LINE
EXISTING SIDEWALK	SUBDIVISION LINE
PROPOSED SIDEWALK	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
FLOW ARROWS	APPROXIMATE FLOODWAY LIMITS
COMMON AREA	NEIGHBORHOOD PARKLAND DEDICATION
COMMUNITY PARKLAND DEDICATION	NATURAL AREA PROTECTED
PROPERTY CORNER	

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN MIDTOWN RESERVE SUBDIVISION

142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
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PHASE 105: 10.417 ACRES - 69 LOTS (0.182 ACRES C.A.)	PHASE 114: 7.746 ACRES - 52 LOTS (0.000 ACRES C.A.)
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PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE 109: 18.660 ACRES - 78 LOTS (6.551 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION

109.551 ACRES - 78 LOTS

PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
PHASE 302: 10.606 ACRES - 3 LOTS	PHASE 403: 9.717 ACRES - 2 LOTS	PHASE 501: 9.604 ACRES - 2 LOTS
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PHASE 401: 5.439 ACRES - 1 LOT		

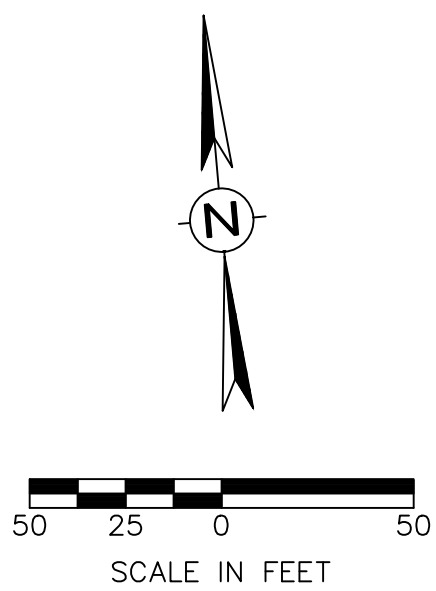
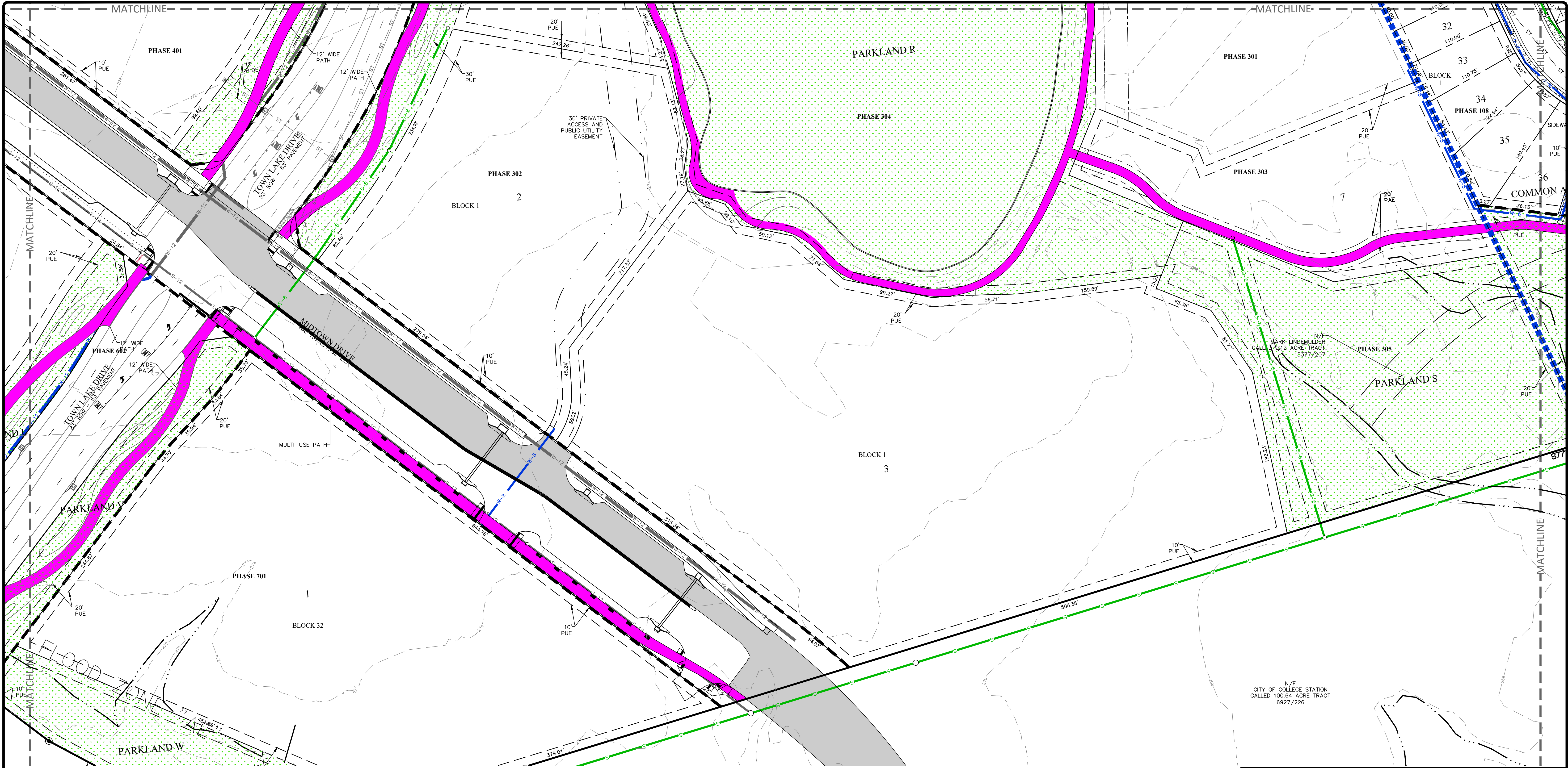
THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	SURVEYOR: Brad Kerr, RPLS No. 4502 Ken Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 754-3195	ENGINEER: TSRPE NO. 12527 911 SOUTHWEST PRIMO E. College Station, Texas 77840 (979) 754-3000
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SCALE: AS SHOWN
JUNE 2021

SHEET 15 OF 17



LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	EXISTING CONTOUR
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
	EXISTING PRIVATE DRAINAGE EASEMENT
	PRIVATE ACCESS EASEMENT (P.A.E.)
	PROPOSED CURB AND GUTTER
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	FLOW ARROWS
	COMMON AREA
	COMMUNITY PARKLAND DEDICATION
	PROPERTY CORNER
	STORM PIPE
	JUNCTION BOX
	STORM INLETS
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	FIRE HYDRANT
	GATE VALVE
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	PHASE LINE
	SUBDIVISION LINE
	APPROXIMATE FLOOD PLAIN LIMITS (MITCHELL AND MORGAN STUDY)
	APPROXIMATE FLOODWAY LIMITS
	NEIGHBORHOOD PARKLAND DEDICATION
	NATURAL AREA PROTECTED

PRELIMINARY PLAN
NOT FOR RECORD

REVISED

PRELIMINARY PLAN
MIDTOWN RESERVE SUBDIVISION
142.946 ACRES - 724 LOTS

PHASE 100: 7.367 ACRES - 26 LOTS (0.010 ACRES C.A.)	PHASE 110: 1.288 ACRES - 0 LOTS (0.000 ACRES C.A.)
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PHASE 108: 7.135 ACRES - 46 LOTS (0.058 ACRES C.A.)	PHASE 200: 11.349 ACRES - 49 LOTS (0.071 ACRES C.A.)
PHASE 109: 18.660 ACRES - 78 LOTS (6.551 ACRES C.A.)	PHASE 201: 7.829 ACRES - 55 LOTS (0.050 ACRES C.A.)

MIDTOWN CITY CENTER SUBDIVISION
109.551 ACRES - 78 LOTS

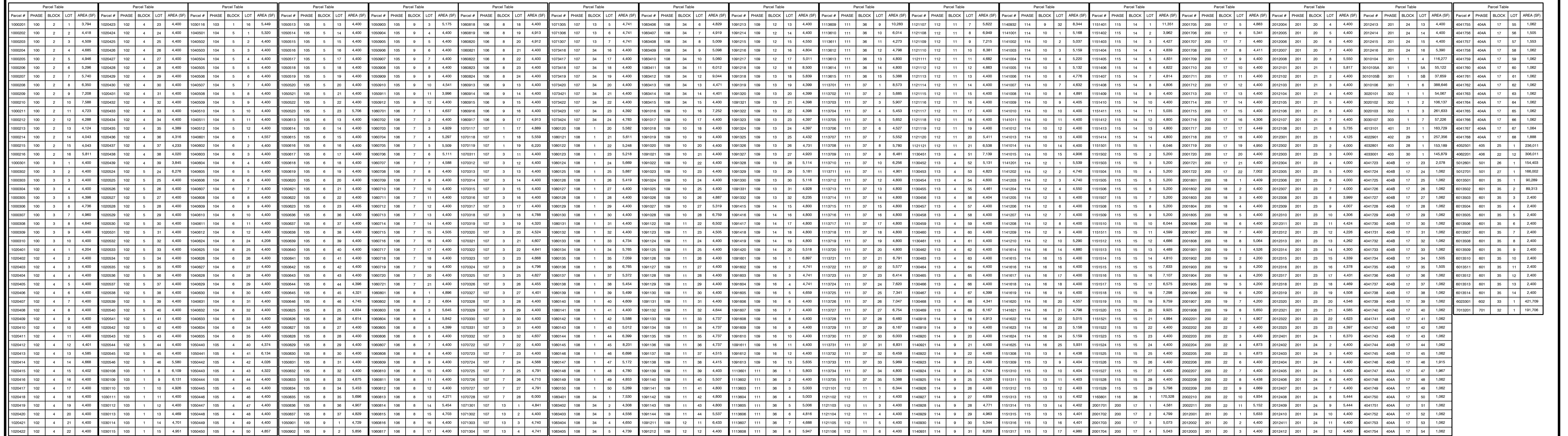
PHASE 301: 14.332 ACRES - 3 LOTS	PHASE 402: 5.908 ACRES - 1 LOT	PHASE 406: 8.278 ACRES - 1 LOT
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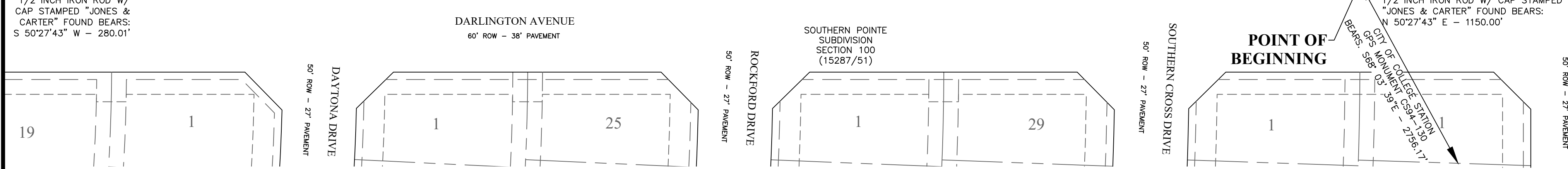
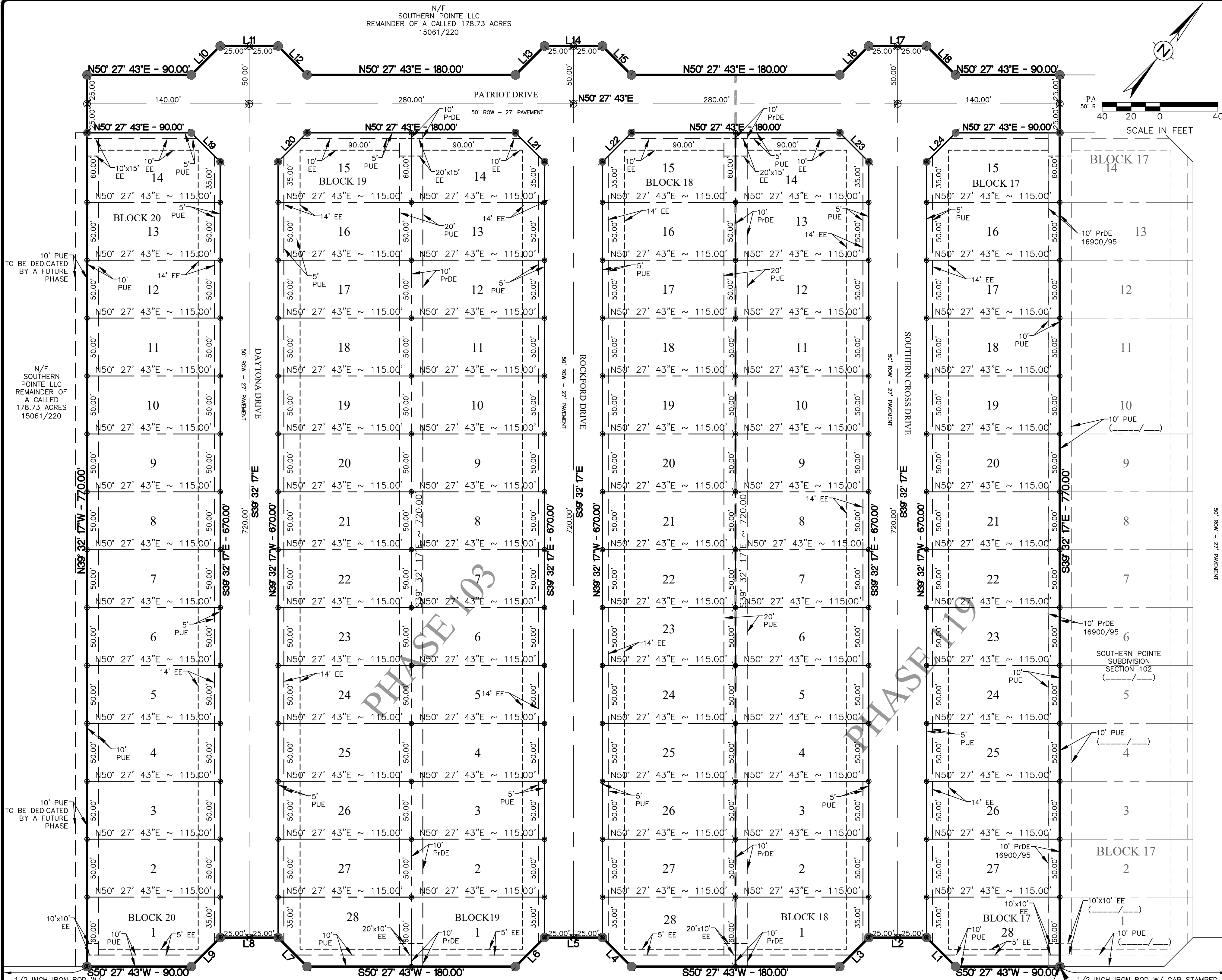
THOMAS CARUTHERS LEAGUE, A-9

COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER: Midtown Reserve Subdivision College Station Downtown Residential, LLC 1645 Greens Prairie Road West, Ste. 204 College Station, TX 77845 (979) 690-7250	OWNER/DEVELOPER: Midtown City Center Subdivision: College Station Town Center, Inc. 4121 S.H. 6 South, Suite 200 College Station, TX 77845 (979) 985-5610	SURVEYOR: Kerr Surveying, LLC 409 N. Texas Ave. Bryan, TX 77803 (979) 754-3195	ENGINEER: SCHULTZ 189E NO. 12327 911 SOUTHWEST PKWY E. College Station, Texas 77840 (979) 754-3900	SCALE: AS SHOWN JUNE 2021
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SHEET 16 OF 17





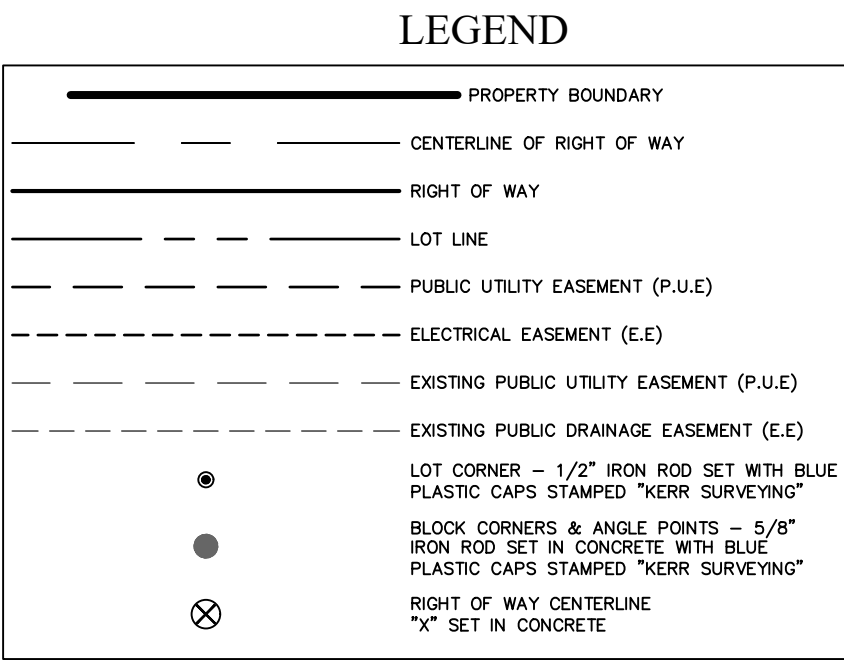
CERTIFICATE OF THE SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Nathan Paul Kerr, Registered Professional Land Surveyor No. 6834, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, _____ County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office this day of _____, 20____ in the Official Records of Brazos County, Texas, in Volume _____ Page _____
WITNESS my hand and official Seal, at my office in Bryan, Texas.

R.P.L.S. No. 6834

County Clerk
Brazos County, Texas

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.36'	N84° 32' 17" W	L13	35.36'	N5° 27' 43" E
L2	50.00'	S50° 27' 43" W	L14	50.00'	N50° 27' 43" E
L3	35.36'	S5° 27' 43" W	L15	35.36'	S84° 32' 17" E
L4	35.36'	N84° 32' 17" W	L16	35.36'	N5° 27' 43" E
L5	50.00'	S50° 27' 43" W	L17	50.00'	N50° 27' 43" E
L6	35.36'	S5° 27' 43" W	L18	35.36'	S84° 32' 17" E
L7	35.36'	N84° 32' 17" W	L19	35.36'	S84° 32' 17" E
L8	50.00'	S50° 27' 43" W	L20	35.36'	N5° 27' 43" E
L9	35.36'	S5° 27' 43" W	L21	35.36'	S84° 32' 17" E
L10	35.36'	N5° 27' 43" E	L22	35.36'	N5° 27' 43" E
L11	50.00'	N50° 27' 43" E	L23	35.36'	S84° 32' 17" E
L12	35.36'	S84° 32' 17" E	L24	35.36'	N5° 27' 43" E



A FIELD NOTES DESCRIPTION OF A 14.848 ACRE TRACT OF LAND LOCATED IN THE STERRETT D. SMITH LEAGUE, ABSTRACT NO. 210, BRAZOS COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A CALLED 178.73 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO SOUTHERN POINTE, LLC RECORDED IN VOLUME 15061, PAGE 220 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBT), SAID 14.848 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete on the northwest line of Darlington Avenue (60' right-of-way, 15287/51, OPRBT) being the northwest line of Southern Pointe Section 100 as shown on the plat recorded in volume 15287, page 51 (OPRBT), from which a 1/2 inch iron rod with cap stamped "JONES & CARTER" found on the northwest line of Darlington Avenue and the northeast line of said remainder of 178.73 acre tract marking the most northerly corner of said Southern Pointe Section 100 bears N 50° 27' 43" E a distance of 1150.00 feet and the City of College Station monument C594-154 bears S 68° 03' 39" E a distance of 2756.17 feet from same;

THENCE, with the northwest boundary said Southern Pointe Section 100 for the following thirteen (13) courses and distances:

- 1) S 50° 27' 43" W for a distance of 90.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 2) N 84° 32' 17" W for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 3) S 50° 27' 43" W for a distance of 50.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 4) S 05° 27' 43" W for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 5) S 50° 27' 43" W for a distance of 180.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 6) N 84° 32' 17" W for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 7) S 50° 27' 43" W for a distance of 50.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 8) S 05° 27' 43" W for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 9) S 50° 27' 43" W for a distance of 180.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 10) N 84° 32' 17" W for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 11) S 50° 27' 43" W for a distance of 50.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 12) S 05° 27' 43" W for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 13) S 50° 27' 43" W for a distance of 90.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete, from which a 1/2 inch iron rod with cap stamped "JONES & CARTER" found on the northwest line of Darlington Avenue marking the most westerly corner of Southern Pointe Section 100 bears S 50° 27' 43" W a distance of 2800.01 feet;

THENCE, through said remainder of 178.73 acre tract for the following eleven (11) courses and distances:

- 1) N 39° 32' 17" W for a distance of 770.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 2) N 50° 27' 43" E for a distance of 90.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 3) N 05° 27' 43" E for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 4) N 50° 27' 43" E for a distance of 50.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 5) S 84° 32' 17" E for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 6) N 50° 27' 43" E for a distance of 180.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 7) N 05° 27' 43" E for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 8) N 50° 27' 43" E for a distance of 50.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 9) S 84° 32' 17" E for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 10) N 50° 27' 43" E for a distance of 180.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 11) N 05° 27' 43" E for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 12) N 50° 27' 43" E for a distance of 50.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 13) S 84° 32' 17" E for a distance of 35.36 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete;
- 14) N 50° 27' 43" E for a distance of 90.00 feet to a 5/8 inch iron rod with blue plastic cap stamped "KERR SURVEYING" set in concrete marking the west corner of the proposed Southern Pointe Subdivision, Section 102 (not yet filed of record);
- 15) S 39° 32' 17" E with the southwest line of said proposed Section 102 for a distance of 770.00 feet to the POINT OF BEGINNING hereof, and containing 14.848 acres, more or less.

The bearing basis for this survey is based on the Texas State Plane Central Zone Grid North (NAD83) as established by GPS observations. Distances shown hereon are surface distances. To determine grid distances multiply by a combined scale factor of 0.9999059410912.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Wallace S. Phillips III, Manager, Southern Pointe, LLC., owner and developer of the land shown on this plat, and designated herein as the Southern Pointe Subdivision, Section 103 and 119, in Brazos County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, easements, and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Wallace S. Phillips III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

NOTES:

1. THE PROPOSED DEVELOPMENT IS LOCATED IN THE CITY OF COLLEGE STATION, TEXAS. THIS DEVELOPMENT IS BEING REVIEWED AS AN "IN CITY" DEVELOPMENT PER LETTER REQUEST BY THE DEVELOPER TO THE CITY.
2. BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH (NAD 83) AS ESTABLISHED FROM GPS OBSERVATION.
3. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.9999059410912.
4. NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0350E, EFFECTIVE DATE: MAY 16, 2012.
5. 1/2" IRON RODS WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
6. DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
7. PROPOSED USES ARE COMMERCIAL, INSTITUTIONAL, MULTI-FAMILY, SINGLE-FAMILY, AND OPEN SPACE IN COMPLIANCE WITH THE SIGNED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., DATED MARCH 12, 2015 RECORDED IN VOLUME 12656, PAGE 190 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY (AMENDED NOVEMBER 10, 2016).
8. THE DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE DEVELOPER HAS ESTABLISHED AN EFFECTIVE DATE OF MARCH 12, 2015 BASED ON ARTICLE II OF THE DEVELOPMENT AGREEMENT (DA), THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF COLLEGE STATION AS OF THE "EFFECTIVE" DATE OF THE DA. THEREFORE, THE EFFECTIVE UDO IS THE FEBRUARY 10, 2015, SUPPLEMENT 4 (EFFECTIVE UDO).
9. PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, WATER AND WASTE WATER SERVICE ARE TO BE PROVIDED BY CITY OF COLLEGE STATION.
10. PER THE EXECUTED UTILITY AGREEMENT BETWEEN THE CITY OF COLLEGE STATION AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1, EXECUTED AUGUST 21, 2015 AND AMENDED NOVEMBER 10, 2016, THE CITY OF COLLEGE STATION WILL, UPON ACCEPTANCE, OWN AND OPERATE ALL PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES IN BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
11. A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
12. WATER, SEWER, DRAINAGE, AND STREETS WILL BE DESIGNED AND CONSTRUCTED TO THE 2012 EDITION OF THE B/C/S UNIFIED DEVELOPMENT GUIDELINES, STANDARDS, AND SPECIFICATIONS.
13. PER THE EXECUTED DEVELOPMENT AGREEMENT (DA) BETWEEN THE CITY OF COLLEGE STATION AND MCALISTER OPPORTUNITY FUND 2012, L.P., EFFECTIVE MARCH 12, 2015, AS AMENDED, STREETS WILL BE CONSTRUCTED BASED ON THE THOROUGHFARE ROAD STANDARDS AS OF THE DATE OF THE AGREEMENT.
14. STORM SEWER SYSTEM, INCLUDING DRAINAGE CHANNELS, UNDERGROUND STORMWATER CONVEYANCE SYSTEMS, AND DETENTION PONDS WILL BE MAINTAINED BY BRAZOS COUNTY MUJUD NO. 1 UNTIL ANNEXATION BY THE CITY OF COLLEGE STATION. UPON ANNEXATION, THE MAINTENANCE OF THE DETENTION PONDS WILL BE THE RESPONSIBILITY OF THE HOA UNLESS THE CITY REQUESTS A CONTINUATION OF THE MUD TAKING AUTHORITY FOR THE PURPOSE OF DETENTION POND MAINTENANCE AS SET FORTH IN THE DA.
15. THE OPERATION AND MAINTENANCE OF THE LOCAL STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
16. THE OPERATION AND MAINTENANCE OF THE MAJOR STREETS IS BASED ON AN EXECUTED INTER-LOCAL AGREEMENT BETWEEN BRAZOS COUNTY AND BRAZOS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
17. SIDEWALK MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, hereby certify that the attached plat was duly approved by the Commission on the day of _____, 20____.

Chairman

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Engineer
City of College Station

CERTIFICATE OF COUNTY JUDGE

This subdivision was duly approved by the Commissioners Court of Brazos County, Texas, as the Final Plat of such subdivision on _____ day of _____, 20____.

County Judge, Brazos County

18. COMMON AREAS AND PARKLAND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. UPON ANNEXATION, THE PARKLAND OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY. THE REMAINING COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. ELECTRICAL SERVICE FOR THIS DEVELOPMENT IS PROVIDED BY ENTERGY.
20. HOMEOWNERS ASSOCIATION EASEMENT ACTIVITIES AND/OR INFRASTRUCTURE WILL BE REFERENCED IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE SUBDIVISION.
21. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, PARKS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
22. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY THE OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTANTLY AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
23. ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
24. THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
25. STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
26. COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL.
27. DRIVEWAY ACCESS FROM RESIDENTIAL LOTS SHALL NOT BE PERMITTED ONTO DARLINGTON AVENUE.
28. THE SUBJECT TRACT LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF COLLEGE STATION.
29. THE FOLLOWING EASEMENTS APPLY TO THIS PROPERTY SHOWN HEREON: BLANKET ACCESS EASEMENT 13736/274 (O.P.R.C.T.): THIS EASEMENT WILL BE LIMITED TO THE PUBLIC ROADS ONCE THE PROPERTY IS PLATTED.
30. BUILDING SETBACK LINES PER DEVELOPMENT AGREEMENT, 12656/190 (O.P.R.B.C.T.):
FRONT - 20'
SIDE - 5'
REAR - 20'
SIDE STREET - 15'
31. THE FOLLOWING EASEMENT DO NOT APPLY TO THIS PROPERTY SHOWN HEREON:
WELLBORN WATER SUPPLY CORPORATION 793/549
FERGUSON BURLESON COUNTY GAS GATHERING SYSTEM 6090/61 & 13445/58
AQUILA SOUTHWEST PIPELINE CORPORATION 2168/43
RICHARD C. CONOLE, ET UX, AS TRUSTEES OF THE CONOLE TRUST 5229/234
LAREDO ENERGY V. L.P. 11588/227
ENERGY TEXAS, INC. 14790/244

FINAL PLAT SOUTHERN POINTE SUBDIVISION SECTIONS 103 & 119

14.848 ACRES

STERRETT D. SMITH LEAGUE, A-210
BRAZOS COUNTY, TEXAS

84 LOTS

BLOCK 17, LOTS 15-28

BLOCK 18, LOTS 1-28

BLOCK 19, LOTS 1-28

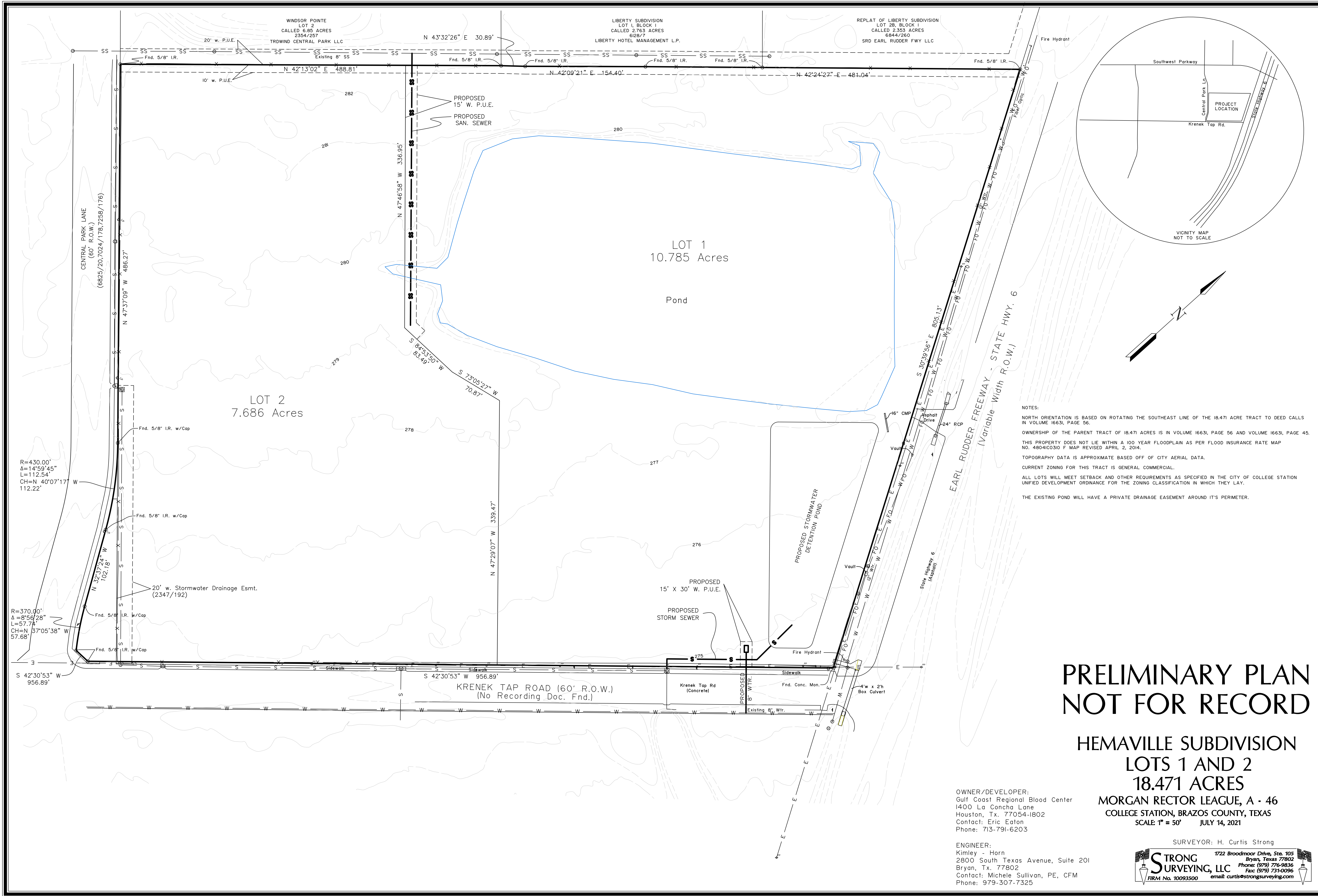
BLOCK 20, LOTS 1-14

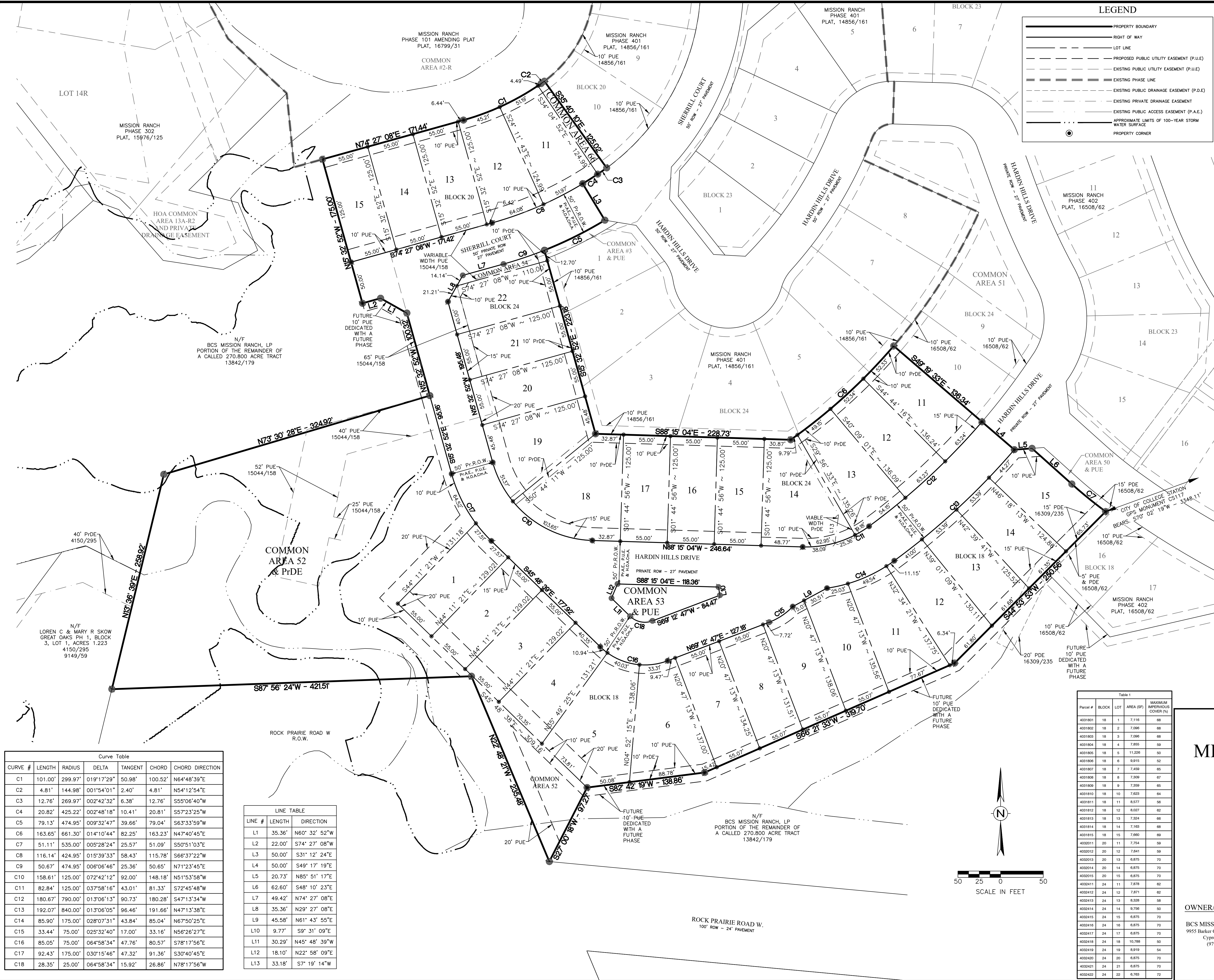
SCALE 1" = 50'
JULY, 2021

OWNER/DEVELOPER:
SOUTHERN POINTE, LLC.
1645 Greens Prairie Road West, Unit 204
College Station, TX 77845
(713) 705-4252

SURVEYOR:
KERR SURVEYING, LLC
Nathan Paul Kerr, RPLS No. 6834
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FRM # 10018500

ENGINEER:
SCHULTZ
TRPE No. 12327
911 Southwest Phwy E
College Station, Texas 77840
(979) 764-3900

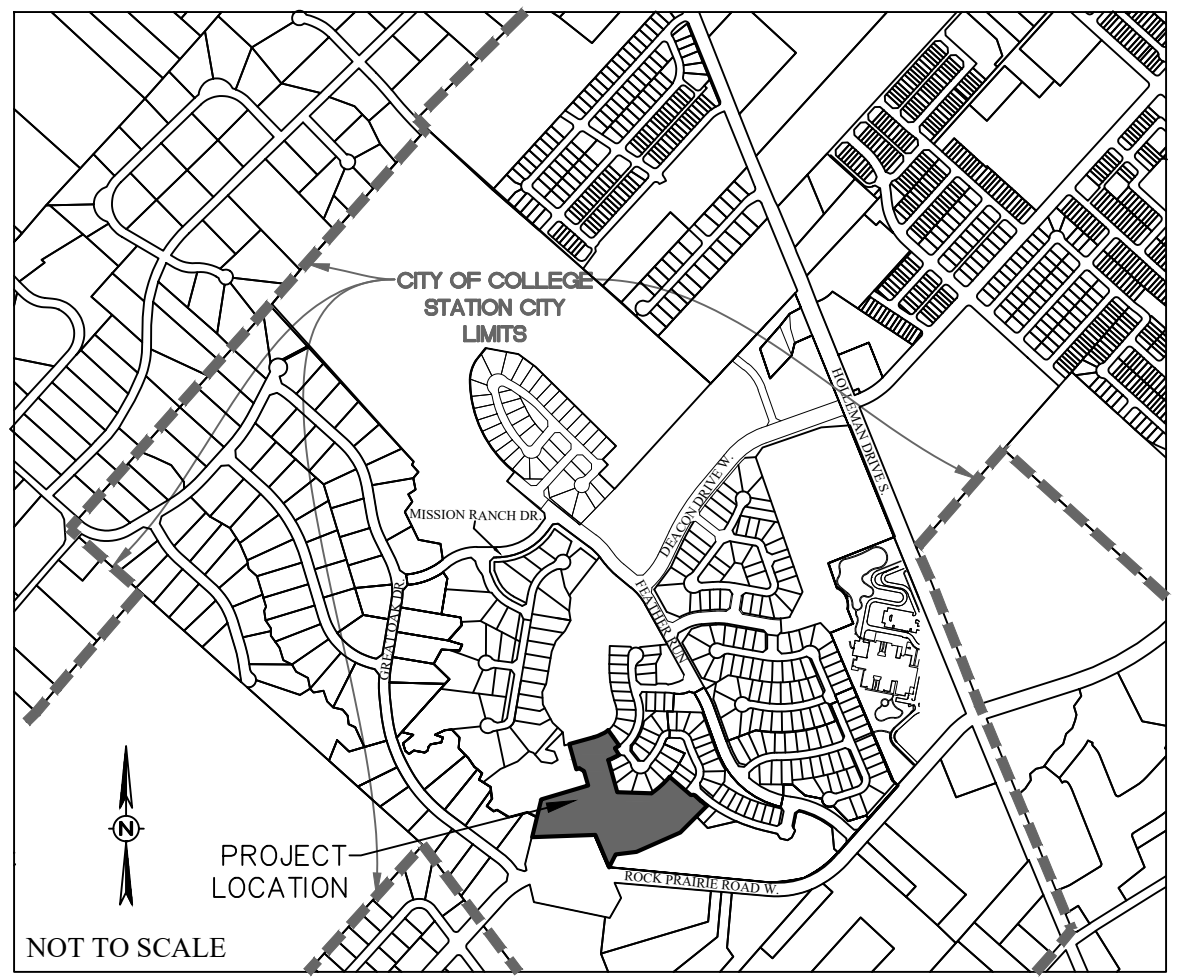




LEGEND	
	PROPERTY BOUNDARY
	RIGHT OF WAY
	LOT LINE
	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
	EXISTING PHASE LINE
	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
	EXISTING PRIVATE DRAINAGE EASEMENT
	EXISTING PUBLIC ACCESS EASEMENT (P.A.E.)
	APPROXIMATE LIMITS OF 100-YEAR STORM WATER SURFACE
	PROPERTY CORNER

- NOTES:
- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL 5594-117 (Y:10191793.14; X:3559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO OBTAIN SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.0000959277366 (CALCULATED USING GEOD128).
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041003057, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - ZONING FOR THIS TRACT IS RESTRICTED SUBURBAN (RS).
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2" IN CALIPER OR 1 TREE OF 4" CALIPER PER ORDINANCE NO. 3222.
 - ALL PUBLIC DRAINAGE EASEMENTS WILL BE IMPROVED ACCORDING TO THE DRAINAGE POLICY AND DESIGN STANDARDS.
 - THE PRIVATE DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE LOT OWNERS OR THE HOA, HOMEOWNERS ASSOCIATION, FENCES, GRADING AND LANDSCAPING CANNOT IMPEDE THE FLOW IN THE PRIVATE DRAINAGE EASEMENT.
 - THE HOA IS ESTABLISHED (V.14227, P. 271) AND IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND GIVE THE CITY OF COLLEGE STATION ACCESS AT ALL TIMES.
 - COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA).
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE AND ARE TO BE MAINTAINED BY THE HOA.
 - ELECTRIC SERVICE AND STREET LIGHTING FOR THIS SUBDIVISION WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU).
 - A BLANKET EASEMENT EXISTS FOR THIS PROPERTY. VOLUME 14527 PAGE 60.
 - CITY-WIDE WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
 - THE WATER SUPPLIER FOR THIS DEVELOPMENT IS THE WELLBORN SPECIAL UTILITY DISTRICT. THE WATERLINES WILL BE DESIGNED AND CONSTRUCTED TO CITY OF COLLEGE STATION SPECIFICATIONS AND STANDARDS AND WILL BE LOCATED IN UTILITY EASEMENTS AT THE FRONT OF THE RESIDENTIAL LOTS. THESE WATERLINES WILL PROVIDE THE REQUIRED FLOW TO FIRE HYDRANTS TO MEET FIRE PROTECTION REQUIREMENTS.
 - ALL PROPERTY OWNERS WITHIN THIS PHASE MUST BE MEMBERS OF THE HOA FOR THIS PHASE PER UDO SECTION 12-8.3.V.2.8. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND GIVE THE CITY OF COLLEGE STATION ACCESS AT ALL TIMES AS RECORDED IN V.14227, P. 271.
 - THIS PHASE SHALL BE DEVELOPED AS A CLUSTER DEVELOPMENT. NO LOTS IN THIS PHASE QUALIFY AS PERIMETER LOTS. CLUSTER SETBACKS APPLY ALONG ALL PROPERTY LINES. WHEN THE BUILDING PERMIT APPLICATION IS SUBMITTED, ADDITIONAL MAINTENANCE EASEMENTS MAY BE REQUIRED IF SIDE SETBACKS ARE INSUFFICIENT TO MAINTAIN THE SIDE OF THE HOME.
 - MAXIMUM IMPERVIOUS COVER TO BE IN ACCORDANCE WITH TABLE 1 SHOWN ON THIS PLAT. THESE MAXIMUM IMPERVIOUS ARE IN ACCORDANCE WITH THE DRAINAGE REPORT TITLED, "STORM WATER DETENTION ANALYSIS FOR THE MISSION RANCH SUBDIVISION, COLLEGE STATION, TEXAS, DATED FEBRUARY 2020" PREPARED BY SCHULTZ ENGINEERING, LLC.
 - IN ORDER TO COMPLY WITH SECTION 12.8.3.W "SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS FOR PLATTING", OPTION 3.c, STANDARD STREETS WILL BE USED. PARKING WILL BE REMOVED FROM THE NORTH SIDE OF HARDIN HILLS DRIVE, AND THE NORTH SIDE OF SHERILL COURT.
 - COMPACTION OF FILL OR AN ENGINEERED SLAB IS REQUIRED FOR LOTS THAT HAVE GREATER THAN 2 FEET OF FILL. THIS AFFECTS THE FOLLOWING LOTS: LOTS 6-8, BLOCK 18 LOTS 13-15, BLOCK 20

VICINITY MAP



Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	101.00'	299.97'	019°17'29"	50.98'	100.52'
C2	4.81'	144.98'	001°54'01"	2.40'	4.81'
C3	12.76'	269.97'	002°42'32"	6.38'	12.76'
C4	20.82'	425.22'	002°48'18"	10.41'	20.81'
C5	79.13'	474.95'	009°32'47"	39.66'	79.04'
C6	163.65'	661.30'	014°10'44"	82.25'	163.23'
C7	51.11'	535.00'	005°28'24"	25.57'	51.09'
C8	116.14'	424.95'	015°39'33"	58.43'	115.78'
C9	50.67'	474.95'	006°06'46"	25.36'	50.65'
C10	158.61'	125.00'	072°42'12"	92.00'	148.18'
C11	82.84'	125.00'	037°58'16"	43.01'	81.33'
C12	180.67'	790.00'	013°06'13"	90.73'	180.28'
C13	192.07'	840.00'	013°06'05"	96.46'	191.66'
C14	85.90'	175.00'	028°07'31"	43.84'	85.04'
C15	33.44'	75.00'	025°32'40"	17.00'	33.16'
C16	85.05'	75.00'	064°58'34"	47.76'	80.57'
C17	92.43'	175.00'	030°15'46"	47.32'	91.36'
C18	28.35'	25.00'	064°58'34"	15.92'	26.86'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.36'	N60° 32' 52"W
L2	22.00'	S74° 27' 08"W
L3	50.00'	S31° 12' 24"E
L4	50.00'	S49° 17' 19"E
L5	20.73'	N85° 51' 17"E
L6	62.60'	S48° 10' 23"E
L7	49.42'	N74° 27' 08"E
L8	35.36'	N29° 27' 08"E
L9	45.58'	N61° 43' 55"E
L10	9.77'	S9° 31' 09"E
L11	30.29'	N45° 48' 39"W
L12	18.10'	N22° 58' 09"E
L13	33.18'	S7° 19' 14"W

Table 1				
Parcel #	BLOCK	LOT	AREA (SF)	MAXIMUM IMPERVIOUS COVER (%)
4031801	18	1	7,116	68
4031802	18	2	7,096	68
4031803	18	3	7,096	68
4031804	18	4	7,855	59
4031805	18	5	11,239	50
4031806	18	6	9,915	52
4031807	18	7	7,459	65
4031808	18	8	7,309	67
4031809	18	9	7,359	65
4031810	18	10	7,623	64
4031811	18	11	8,577	56
4031812	18	12	8,027	62
4031813	18	13	7,224	66
4031814	18	14	7,160	66
4031815	18	15	7,660	66
4030111	20	11	7,754	59
4030012	20	12	7,641	59
4030013	20	13	6,875	70
4030014	20	14	6,875	70
4030015	20	15	6,875	70
4032411	24	11	7,876	62
4032412	24	12	7,871	62
4032413	24	13	8,326	58
4032414	24	14	9,756	50
4032415	24	15	6,875	70
4032416	24	16	6,875	70
4032417	24	17	6,875	70
4032418	24	18	10,788	50
4032419	24	19	8,919	54
4032420	24	20	6,875	70
4032421	24	21	6,875	70
4032422	24	22	6,763	72

FINAL PLAT

MISSION RANCH SUBDIVISION

PHASE 403

10.223 ACRES

JAMES ERWIN SURVEY, A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS
32 LOTS

BLOCK 18, LOTS 1-15

BLOCK 20, LOTS 11-15

BLOCK 24, LOTS 11-22

COMMON AREAS 53 & 54

SCALE 1" = 50'

AUGUST, 2021

SURVEYOR:

Nathan Kerr, RPLS No. 6834

Kerr Surveying, LLC

409 N. Texas Ave.

Bryan, TX 77803

(979) 268-3195

TBPELS FIRM # 10018500

OWNER/DEVELOPER:

BCS MISSION RANCH, LP

9955 Barker Cypress Rd., Suite 250

Cypress, TX 77433

(979) 260-7000

ENGINEER:

SCHULTZ ENGINEERING, LLC

409 N. Texas Ave.

Bryan, TX 77803

(979) 764-3900

TBPE NO. 12327

911 SOUTHWEST PKWY E

College Station, Texas 77840

(979) 764-3900

SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES ERWIN SURVEY, A-119 COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 270.800 ACRE TRACT AS DESCRIBED BY A DEED TO BCS MISSION RANCH, LP, RECORDED IN VOLUME 13842, PAGE 179 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE SOUTH LINE OF COMMON AREA 2-R, MISSION RANCH, PHASE 101, ACCORDING TO THE PLAT RECORDED IN VOLUME 16799, PAGE 31 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, MARKING THE WEST CORNER OF LOT 10, BLOCK 20, MISSION RANCH, PHASE 401, ACCORDING TO THE PLAT RECORDED IN VOLUME 14856, PAGE 161 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SAID PORTION OF 270.800 ACRE TRACT. COORDINATES AND BEARING SYSTEM SHOWN HEREON ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-117 (N:10191793.14, E:35559913.46) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREON ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00099959277366 (CALCULATED USING GEOID12B);

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 207.800 ACRE TRACT AND MISSION RANCH, PHASE 401, FOR THE FOLLOWING CALLS:

S 35° 40' 10" E FOR A DISTANCE OF 125.02 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "MCCLURE BROWNE" FOUND ON THE NORTHWEST LINE OF SHERRILL COURT (50' PRIVATE R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 10 AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 269.97 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 42' 32" FOR AN ARC DISTANCE OF 12.76 FEET (CHORD BEARS: S 55° 06' 40" W - 12.76 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 425.22 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 48' 18" FOR AN ARC DISTANCE OF 20.82 FEET (CHORD BEARS: S 57° 23' 25" W - 20.81 FEET) TO THE END OF SAID CURVE;

S 31° 12' 24" E ACROSS THE PLATTED END OF SHERRILL COURT FOR A DISTANCE OF 50.00 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF COMMON AREA 3, BLOCK 24, AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 474.95 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 32' 47" FOR AN ARC DISTANCE OF 79.13 FEET (CHORD BEARS: S 63° 33' 59" W - 79.04 FEET) TO THE NORTHWEST CORNER OF SAID BLOCK 24;

S 15° 32' 52" E, AT 10.05 FEET PASS A ½ INCH IRON ROD WITH CAP STAMPED "MCCLURE BROWNE" FOUND, CONTINUE ON FOR A TOTAL DISTANCE OF 223.18 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "MCCLURE BROWNE" FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK 24;

S 88° 15' 04" E FOR A DISTANCE OF 228.73 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 24 AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 661.30;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 10' 44" FOR AN ARC DISTANCE OF 163.65 FEET (CHORD BEARS: N 47° 40' 45" E - 163.23 FEET) TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE WEST CORNER OF LOT 10, BLOCK 24, MISSION RANCH SUBDIVISION, PHASE 402, ACCORDING TO THE PLAT RECORDED IN VOLUME 16508, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE COMMON LINE OF SAID REMAINDER OF 207.800 ACRE TRACT AND MISSION RANCH SUBDIVISION, PHASE 402, FOR THE FOLLOWING CALLS:

S 49° 19' 33" E FOR A DISTANCE OF 136.34 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF HARDIN HILLS DRIVE (50' PRIVATE R.O.W.) MARKING THE SOUTH CORNER OF SAID LOT 10;

S 49° 17' 19" E ACROSS THE PLATTED END OF HARDIN HILLS DRIVE FOR A DISTANCE OF 50.00 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND;

N 85° 51' 17" E FOR A DISTANCE OF 20.73 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE WEST CORNER OF COMMON AREA 50;

S 48° 10' 23" E ALONG THE SOUTHWEST LINE OF SAID COMMON AREA 50 FOR A DISTANCE OF 62.60 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 535.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 28' 24" FOR AN ARC DISTANCE OF 51.11 FEET (CHORD BEARS: S 50° 51' 03" E - 51.09 FEET) TO A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND ON THE NORTHWEST LINE OF LOT 16, BLOCK 18, MARKING THE SOUTH CORNER OF SAID COMMON AREA 50;

S 44° 53' 53" W, AT 98.91 FEET PASS A ½ INCH IRON ROD WITH CAP STAMPED "KERR 4502" FOUND MARKING THE WEST CORNER OF SAID LOT 16; CONTINUE ON THROUGH SAID REMAINDER OF 270.800 ACRE TRACT FOR A TOTAL DISTANCE OF 250.56 FEET TO A SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 270.800 ACRE TRACT FOR THE FOLLOWING CALLS:

S 66° 21' 33" W FOR A DISTANCE OF 319.70 FEET;

S 82° 42' 19" W FOR A DISTANCE OF 138.86 FEET;

S 27° 00' 18" W FOR A DISTANCE OF 97.27 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE NORTHERLY LINE OF ROCK PRAIRIE ROAD (VARIABLE WIDTH R.O.W.) AND THE MOST SOUTHERLY CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: N 22° 48' 21" W ALONG THE NORTHERLY LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 235.48 FEET TO A ½ INCH IRON ROD WITH CAP STAMPED "MCCLURE BROWNE" FOUND;

THENCE: S 87° 56' 24" W CONTINUING ALONG THE NORTHERLY LINE OF ROCK PRAIRIE ROAD FOR A DISTANCE OF 421.51 FEET TO THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 270.800 ACRE FOR THE FOLLOWING CALLS:

N 13° 36' 39" E FOR A DISTANCE OF 258.92 FEET;

N 73° 30' 28" E FOR A DISTANCE OF 324.92 FEET;

N 15° 32' 52" W FOR A DISTANCE OF 100.32 FEET;

N 60° 32' 52" W FOR A DISTANCE OF 35.36 FEET;

S 74° 27' 08" W FOR A DISTANCE OF 22.00 FEET;

N 15° 32' 52" W FOR A DISTANCE OF 175.00 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED COMMON AREA 2-R (PLAT 16799/31) AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: ALONG THE SOUTH LINE OF SAID COMMON AREA 2-R FOR THE FOLLOWING CALLS:

N 74° 27' 08" E ALONG THE SOUTH LINE OF SAID COMMON AREA 2-R FOR A DISTANCE OF 171.44 FEET TO THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 299.97 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 17' 29" FOR AN ARC DISTANCE OF 101.80 FEET (CHORD BEARS: N 64° 48' 39" E - 106.52 FEET) TO THE END OF SAID CURVE AND THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 144.98 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 54' 01" FOR AN ARC DISTANCE OF 4.81 FEET (CHORD BEARS: N 54° 12' 54" E - 4.81 FEET) TO THE **POINT OF BEGINNING**, CONTAINING 10.223 ACRES OF LAND AS SURVEYED ON THE GROUND.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS Mission Ranch, LP, owner and developer of the land shown on this plat, and designated herein as the Mission Ranch Subdivision, Phase 403, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

Drew Stewart, Vice President
BCS Mission Ranch, LP

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared Drew Stewart, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____, in the Deed Records of Brazos County, Texas, in Volume _____ Page _____

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

Chairman
City of College Station, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

City Engineer
City of College Station, Texas

FINAL PLAT

MISSION RANCH SUBDIVISION

PHASE 403

10.223 ACRES

JAMES ERWIN SURVEY , A-119
COLLEGE STATION, BRAZOS COUNTY, TEXAS

32 LOTS

BLOCK 18, LOTS 1-15

BLOCK 20, LOTS 11-15

BLOCK 24, LOTS 11-22

COMMON AREAS 53 & 54

SCALE 1" = 50'
AUGUST, 2021

SURVEYOR:



Nathan Kerr, RPLS No. 6834
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-3195
TBPELS FIRM # 10018500

OWNER/DEVELOPER:

BCS MISSION RANCH, LP
9955 Barker Cypress Rd., Suite 250
Cypress, TX 77433
(979) 260-7000

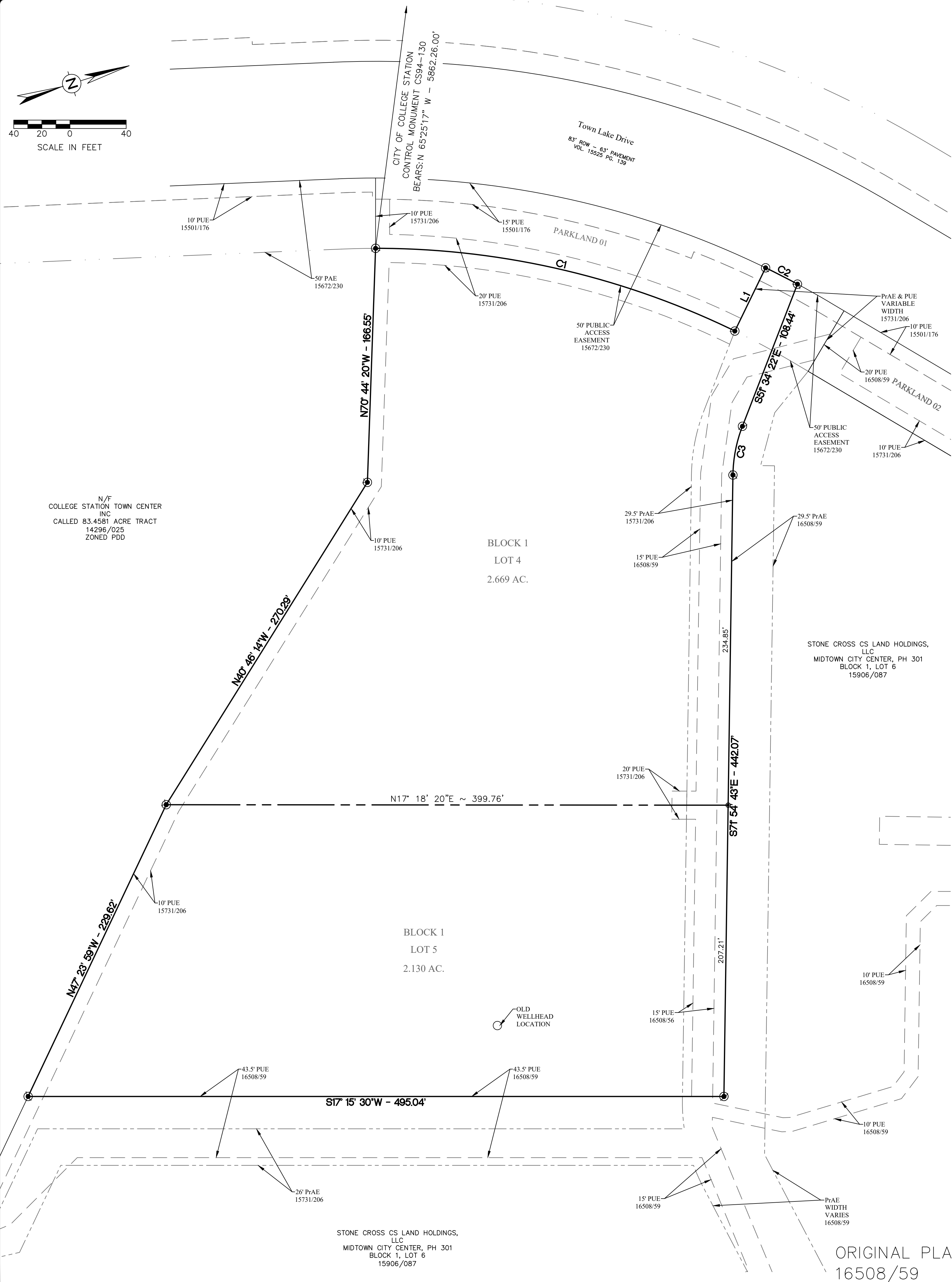
ENGINEER:



TBPE NO. 12327
911 SOUTHWEST PKWY E.
College Station, Texas 77840

(979) 764-3900

SHEET 2 OF 2



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, James Murr, Manager of College Station Town Center, Inc., owner and developer of the land shown on this plat, and designated herein as the Midtown City Center Subdivision, Lots 4 & 5, Block 1, Phase 301, to the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

James Murr, Manager
College Station Town Center, Inc.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared James Murr, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal on this ____ day of _____, 20____

Notary Public, Brazos County, Texas

CERTIFICATE OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

_____, R.P.L.S. No. 4502

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____ in the Deed Records of Brazos County, Texas, in Volume _____ Page _____

WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

CERTIFICATE OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____

Chairman
City of College Station, Texas

CERTIFICATE OF CITY ENGINEER

I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

City Engineer
City of College Station, Texas

NOTES:

- COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF COLLEGE STATION CONTROL MONUMENT CS94-130 (Y:10200590.80, X:3569863.02) AND AS ESTABLISHED BY GPS OBSERVATION. DISTANCES SHOWN HEREIN ARE SURFACE DISTANCES. TO DETERMINE GRID DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999898305 (CALCULATED USING GEOID12B)
- NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
- 1/2" IRON ROD WITH CAP STAMPED "KERR 4502" AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
- ZONING FOR THIS TRACT IS PLANNED DEVELOPMENT DISTRICT (PDD). THESE LOTS ARE NON-SINGLE FAMILY RESIDENTIAL LOTS.
- ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT IS MIXED USE.
- THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS PROPERTY SHOWN HEREON:
CITY OF BRYAN 2449/21
ROCK PRAIRIE BAPTIST CHURCH 7663/173
CITY OF COLLEGE STATION 10437/92
ROCK PRAIRIE MANAGEMENT DISTRICT 14510/120
CITY OF COLLEGE STATION 14574/66
- BLOCK 1 LOTS 4-6 ARE CONSIDERED A SINGLE BUILDING PLOT FOR SIGNAGE PURPOSES.
- CITY-WIDE WATER, WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
- COMMON DRIVES LOCATED WITHIN THE PRIVATE ACCESS EASEMENTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION (POA) OR THE LOT OWNERS.
- THE WELLHEAD LOCATION IS TO BE MARKED AND NO STRUCTURE MAY BE BUILT ON IT.

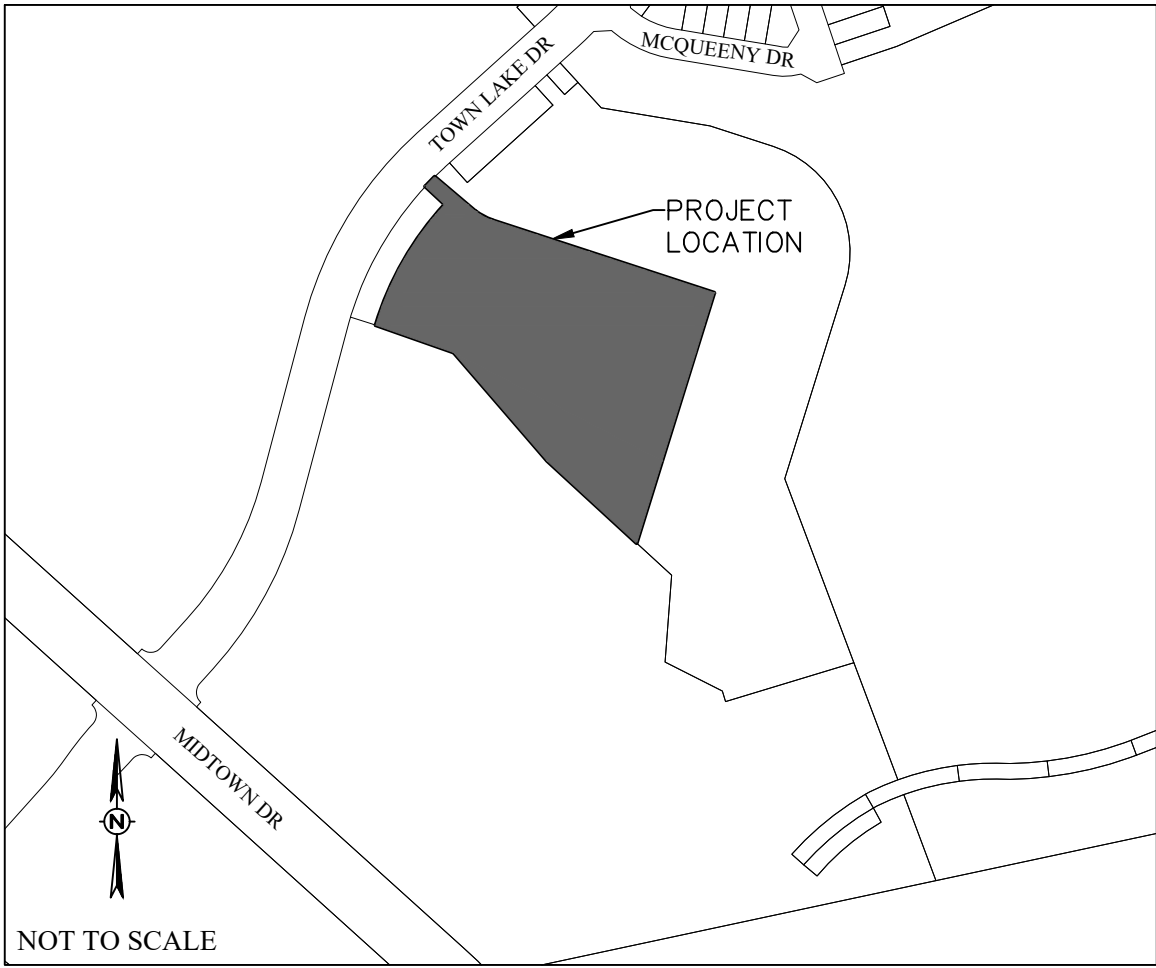
LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	50.00'	N46° 47' 43"W	L30	24.49'	S72° 41' 40"E
L2	17.53'	N27° 41' 40"W	L31	10.00'	S17° 18' 20"W
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L10	6.43'	S72° 41' 40"E	L39	25.00'	N17° 18' 20"E
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L28	24.48'	N72° 41' 40"W	L57	117.96'	N31° 49' 03"E
L29	31.00'	S17° 19' 58"W			

LEGEND

—	PROPERTY BOUNDARY
—	RIGHT OF WAY
—	LOT LINE
- - -	PROPOSED PUBLIC UTILITY EASEMENT (P.U.E.)
- - -	FUTURE PUBLIC UTILITY EASEMENT (F.P.U.E.)
- - -	PROPOSED PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - -	PROPOSED PRIVATE DRAINAGE EASEMENT
- - -	PROPOSED PRIVATE ACCESS EASEMENT (P.A.E.)
- - -	EXISTING PUBLIC UTILITY EASEMENT (P.U.E.)
- - -	EXISTING PUBLIC DRAINAGE EASEMENT (P.D.E.)
- - -	EXISTING PRIVATE DRAINAGE EASEMENT
- - -	EXISTING PRIVATE ACCESS EASEMENT (P.A.E.)
●	PROPERTY CORNER

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	264.51'	583.50'	25°58'24"	134.57'	262.25'	N30°13'05"E
C2	25.47'	633.50'	2°18'14"	12.74'	25.47'	N44°21'24"E
C3	35.50'	100.00'	20°20'21"	17.94'	35.31'	S61°44'32"E

VICINITY MAP



FINAL PLAT
MIDTOWN CITY CENTER
SUBDIVISION PHASE 301
BLOCK 1, LOTS 4, 5R-1 & 5R-2
4.799 ACRES
BEING A REPLAT
OF
MIDTOWN CITY CENTER
SUBDIVISION PH 301
BLOCK 1, LOTS 4 & 5
VOL 16508 PG 59
THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

College Station Town Center, Inc.
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 985-5010

SCALE: 1" = 40'
SEPTEMBER 2021

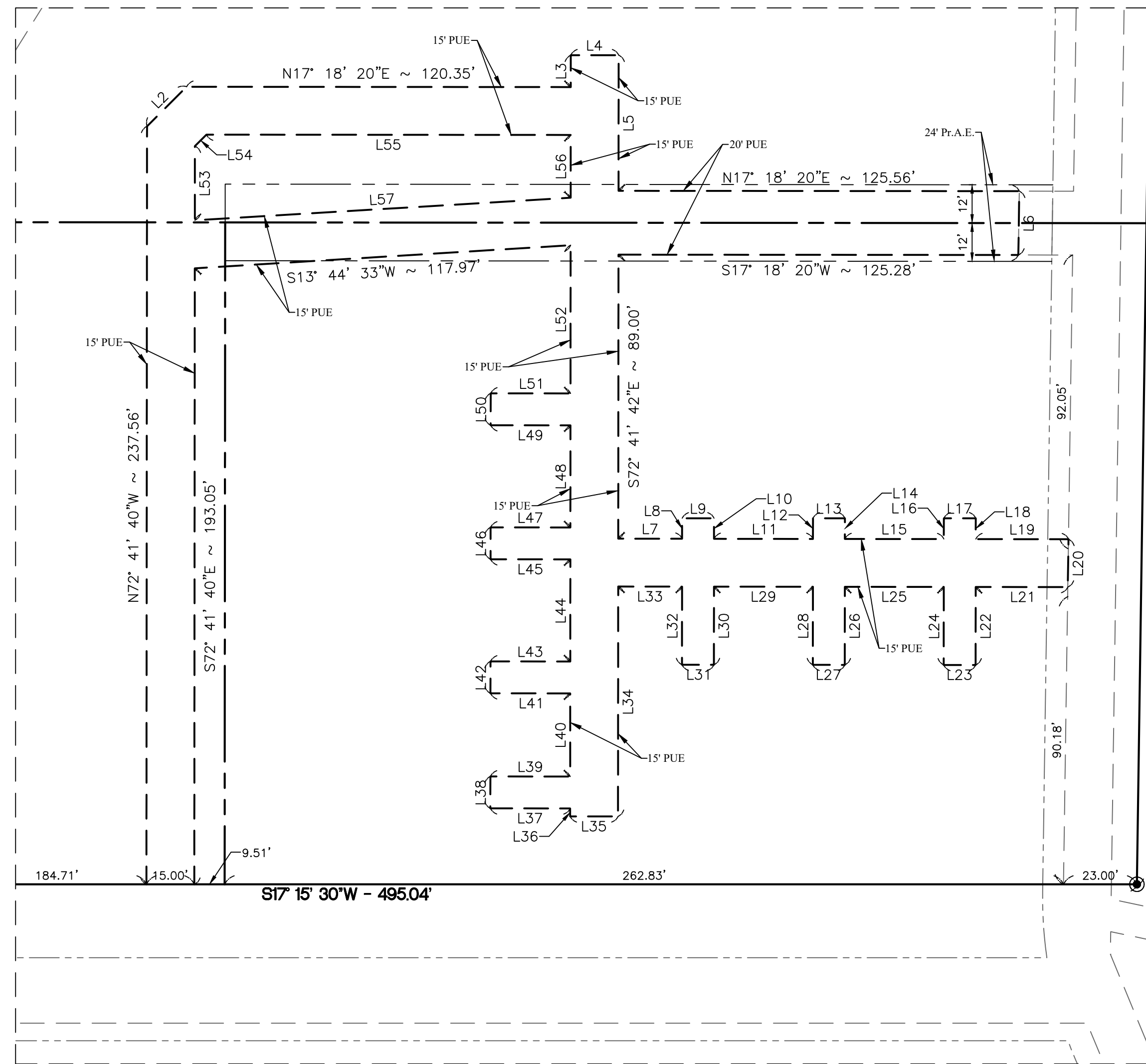
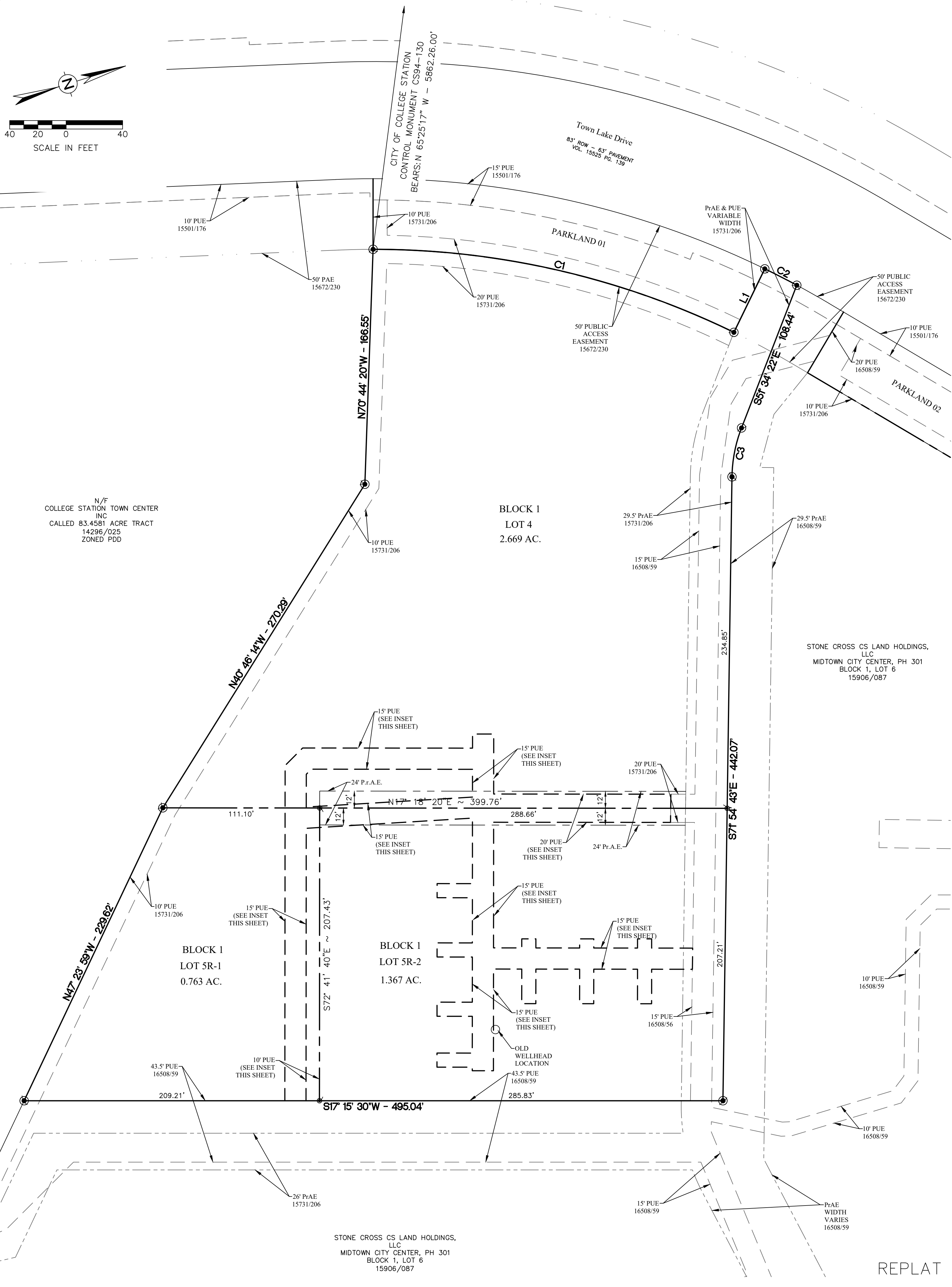
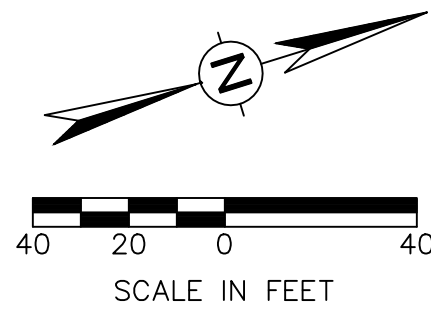
SURVEYOR:

Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-5195

ENGINEER:

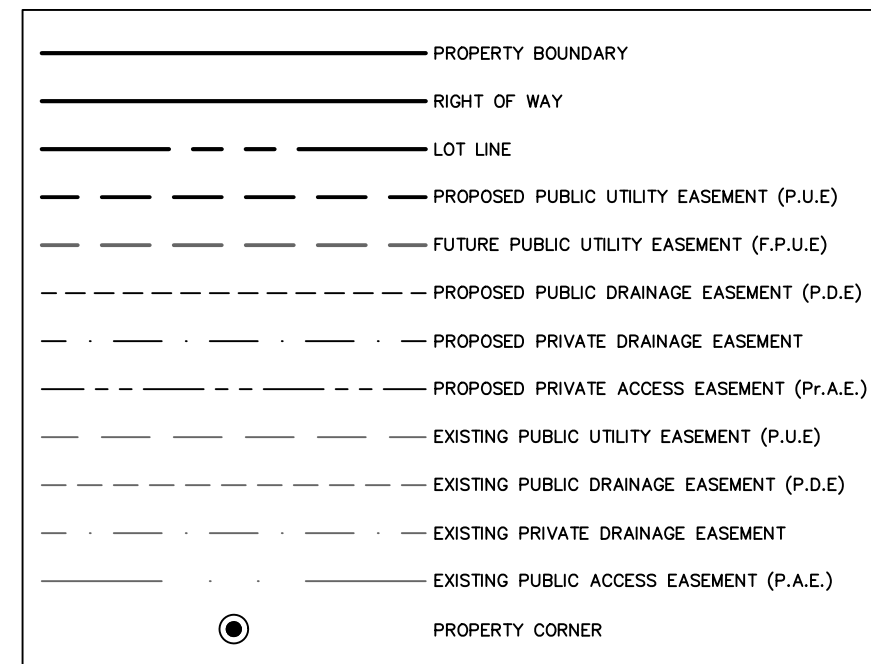
SCHULTZ

TPS NO. 12227
911 SOUTHWEST PKWY E.
College Station, Texas 77840
(979) 764-3900



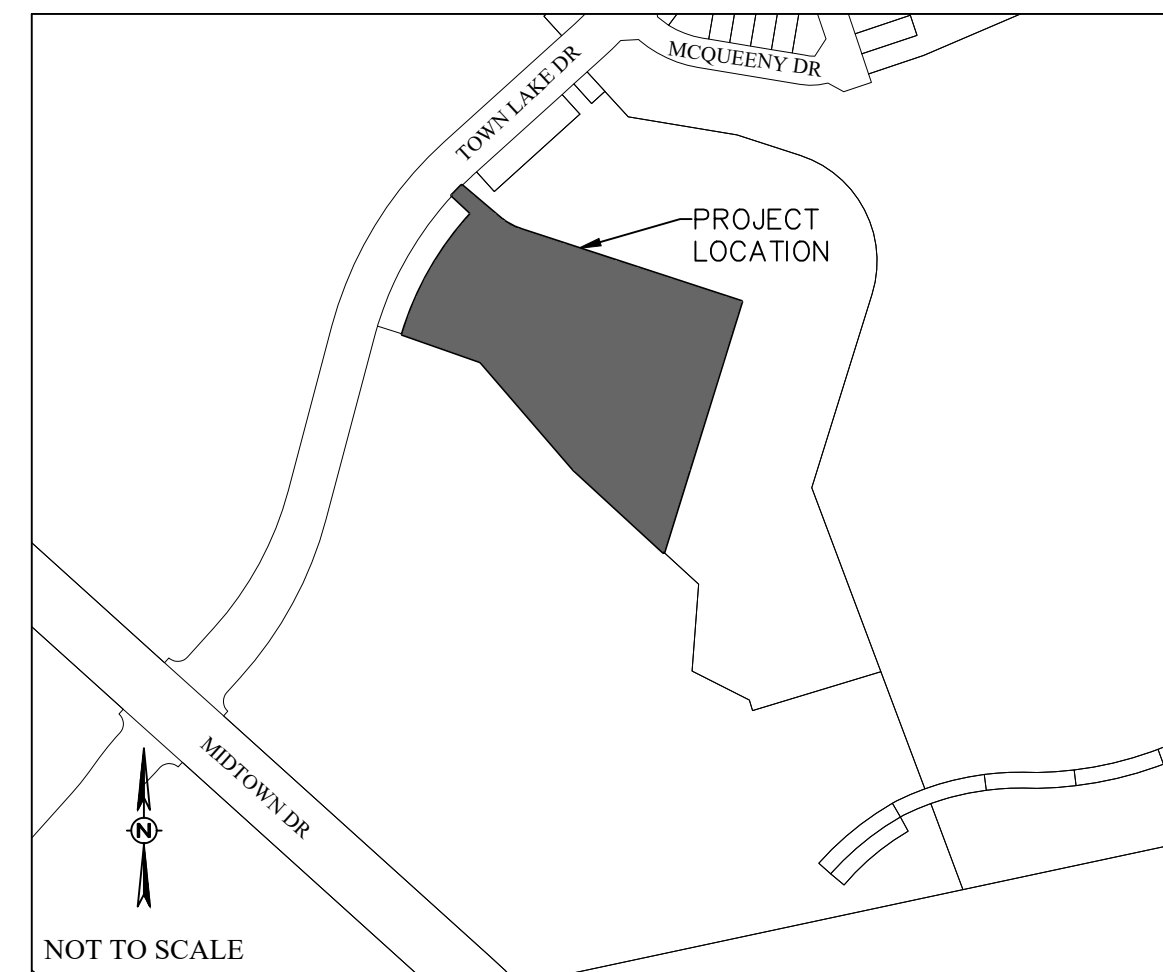
EASEMENT INSET
1" = 30'

LEGEND



Curve Table						
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VICINITY MAP



- NOTES:
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 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NO. 48041C0310F, EFFECTIVE DATE: APRIL 2, 2014.
 - 1/2" IRON ROD WITH CAP STAMPED "KERR 4502" AT ALL LOT CORNERS AND ANGLE POINTS UNLESS OTHERWISE NOTED.
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 - ALL LOTS WILL MEET SETBACK AND OTHER REQUIREMENTS AS SPECIFIED IN THE PDD ZONING. THE BASE ZONING DISTRICT IS MIXED USE.
 - THE FOLLOWING EASEMENTS DO NOT APPLY TO THIS PROPERTY SHOWN HEREON:
CITY OF BRYAN 2449/21
ROCK PRAIRIE BAPTIST CHURCH 7663/173
CITY OF COLLEGE STATION 10437/92
ROCK PRAIRIE MANAGEMENT DISTRICT 14510/120
CITY OF COLLEGE STATION 14574/66
 - BLOCK 1 LOTS 4-6 ARE CONSIDERED A SINGLE BUILDING PLOT FOR SIGNAGE PURPOSES.
 - CITY-WIDE WATER, WASTEWATER, AND ROADWAY IMPACT FEES APPLY TO THIS TRACT AND WILL BE ASSESSED WITH THE BUILDING PERMITS.
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FINAL PLAT

MIDTOWN CITY CENTER SUBDIVISION PHASE 301

BLOCK 1, LOTS 4, 5R-1 & 5R-2
4.799 ACRES

BEING A REPLAT

OF

MIDTOWN CITY CENTER SUBDIVISION PH 301

BLOCK 1, LOTS 4 & 5
VOL 16508 PG 59

THOMAS CARUTHERS LEAGUE, A-9
COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 40'
SEPTEMBER 2021

OWNER/DEVELOPER:
College Station Town Center, Inc.
4121 S.H. 6 South, Suite 200
College Station, TX 77845
(979) 985-5010

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
(979) 268-5195

ENGINEER:
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